FOR SALE 4 Bay Shop 1890 North Columbia Street Milledgeville, GA 31061





Building Size:	12,168 SF			
_	- Shop: 8,204 SF (4 Bay Shop)			
	- Warehouse: 3,404 SF			
Lot Size:	.56 AC			
Frontage:	120'			
Depth:	196'			
Utilities:	All available			
Taxes:	\$5,969 (City)			
Zoning:	Community Commercial			
Topography:	Level - Road Grade			
Year Built:	1975 & 1980			
Traffic Count:	26,200 per day from North Columbia			
Notes:	Property is located in the high traffic main retail corridor, has great visibility and is convenient to			
	downtown Milledgeville.			
Neighbors:	Tractor Supply, PetSmart, Hobby Lobby, Pickle Barrell, Krystal, Dunkin' Donuts, Huey Magoo's, Chicken Salad Chick, Food Depot, Milledgeville Mall, & Lowes.			

SALE PRICE: \$675,000

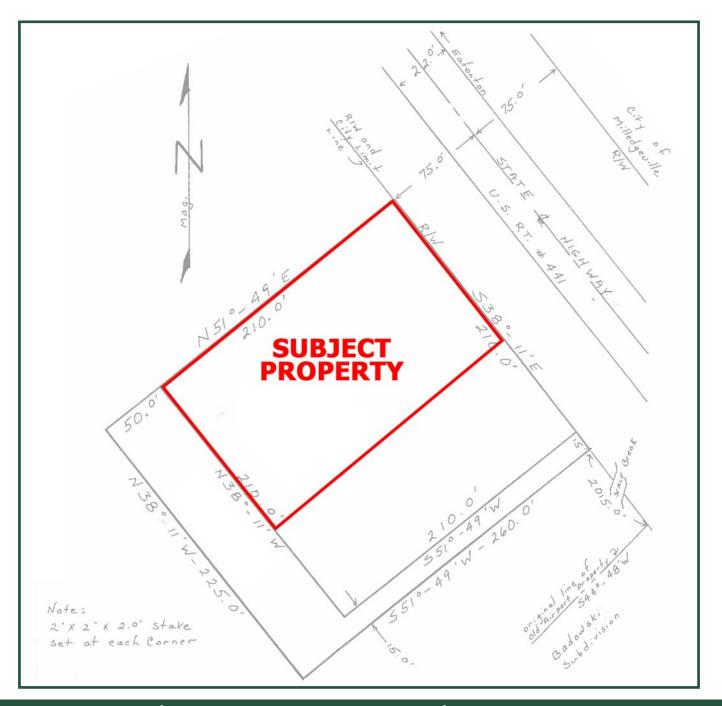
FOR MORE INFORMATION CONTACT **Trip Wilhoit**, CCIM, ALC 478-746-9421 (O) 478-960-4080 (C) trip@fickling.com **Patty Burns**, CCIM, ALC 478-746-9421 (O) 478-951-5100 (C) patty@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015 This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company FOR SALE 4 Bay Shop 1890 North Columbia Street Milledgeville, GA 31061



PLAT



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AERIAL



2023 Demos	3 mile	5 mile	10 mile
Population	17,007	28,128	48,731
Median Age	31.3	34.9	38.5
Avg. HHI	\$99,475	\$92,517	\$95,189

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