

Available Suites Located In Baldwin Plaza  
1841 North Columbia Street  
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**LEASE PRICE: \$12.00/psf NNN**

**Tenant pays own utilities (\$2.85 Taxes, Insurance, & CAM)**

**CONTACT**

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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 1841 North Columbia Street  
 Milledgeville, GA 31061

**County:** Baldwin

**Total Size:** 44,730± SF

**Available:** **1,000 SF**  
**3,200 SF**

**Utilities:** All Available

**Parking:** Ample Parking Lot – 230 Spaces

**Traffic Count:** North Columbia Street – 36,728

**Frontage:** 440'± ft on North Columbia Street

**SITE**

**Site Size:** 7.6 AC

**Parcel ID:** M53 020

**Zoning:** Community Commercial

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Demographics 2024	3 Miles	5 Miles	10 Miles
Population	16,432	27,964	48,388
Avg HH Income	\$100,441	\$94,375	\$95,313
Median Age	30.6	34.8	38.7

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### NOTES

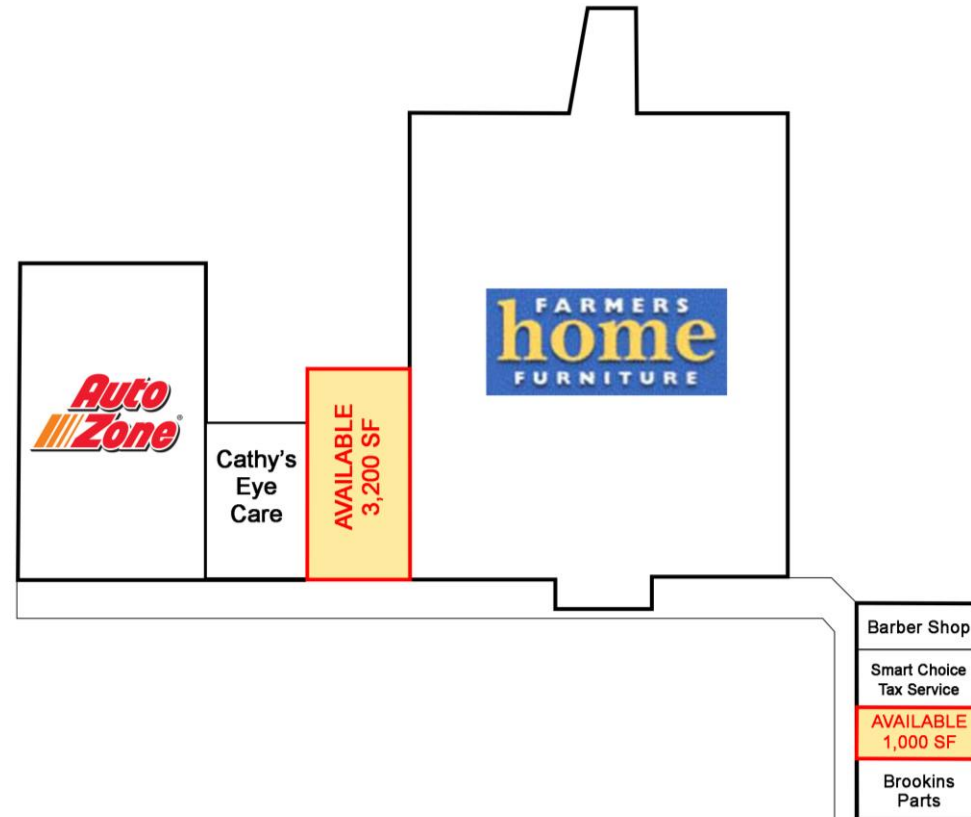
Baldwin Plaza offers a great tenant mix. Property is anchored by Farmers Home Furniture and Auto Zone. Other tenants in the plaza include Cathy's Eye Care, Millennium Kuts Barber Shop, Smart Choice Tax Service, and Brookins Parts.

Both suites available are inline spaces, see site plan for their locations in the plaza. Signage is available to tenants.

### LOCATION

Property is located in the high traffic main retail corridor, has great visibility and is minutes away from Downtown Milledgeville.

Surrounding neighbors include Hobby Lobby, Tractor Supply, Lowe's, Chicken Salad Chick, Chick-fil-A, Zaxby's, Chemtex, Baker Distributing Company, and many more retailers, restaurants, and offices.



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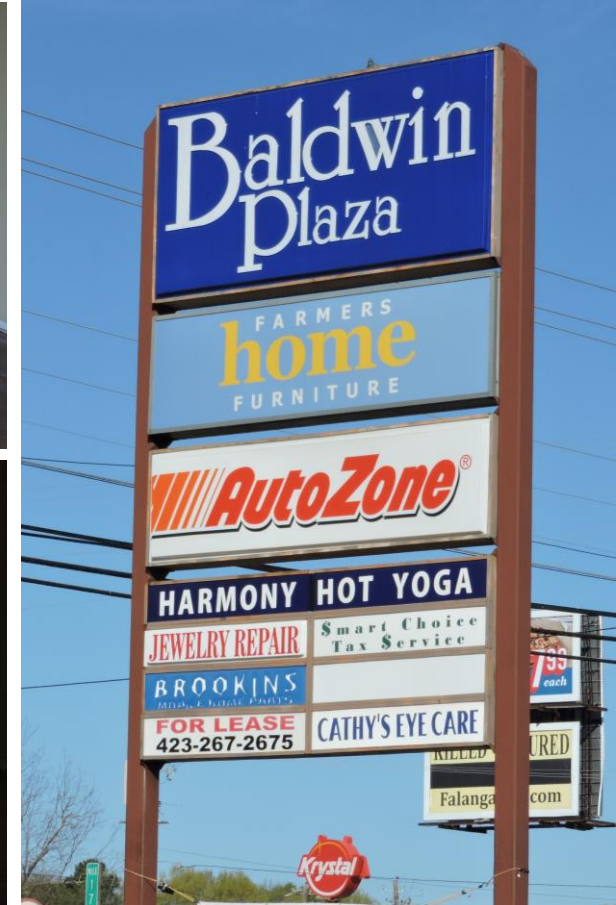
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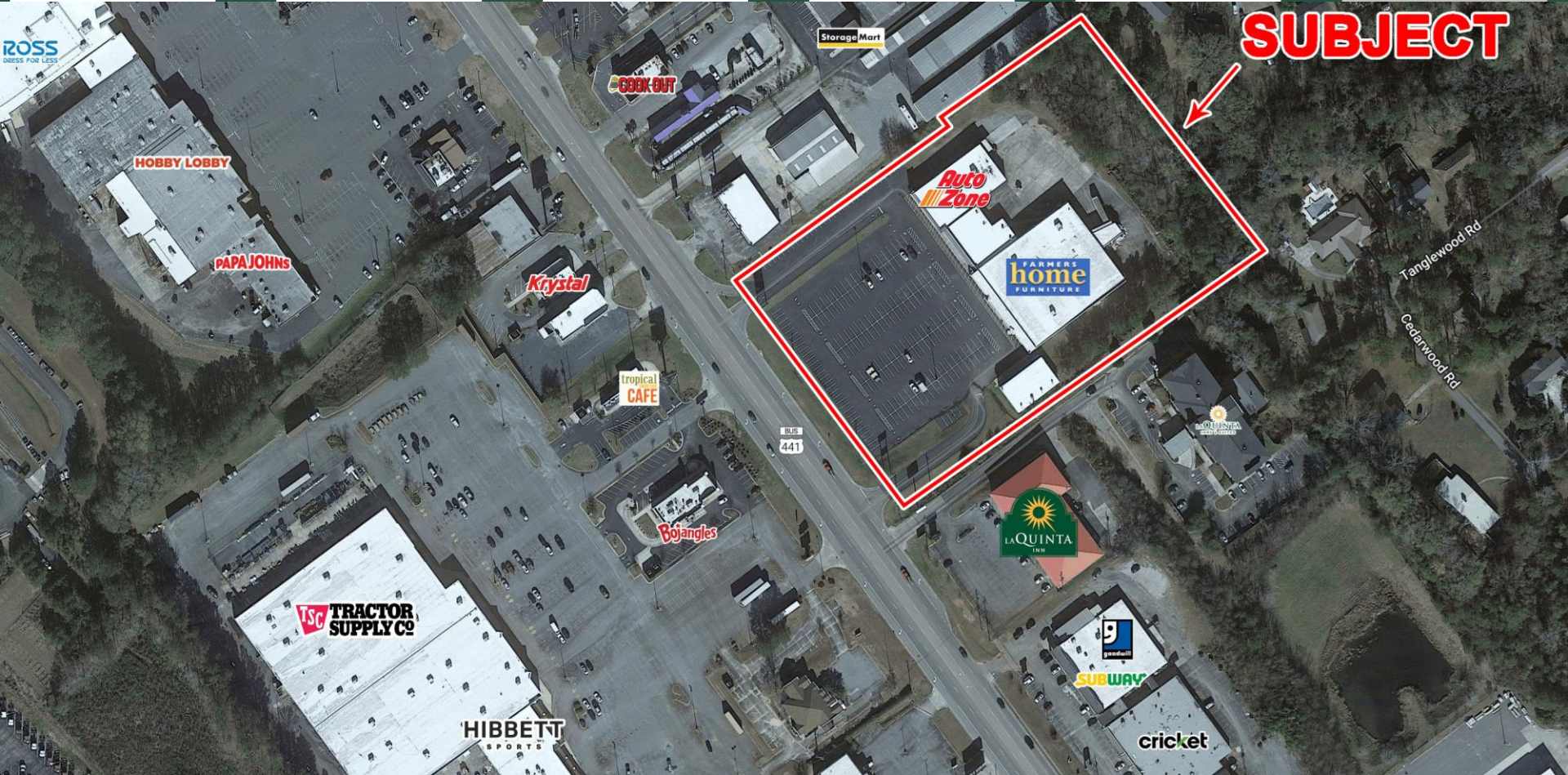
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