

**Old Capitol Square Shopping Center**  
2485 North Columbia Street  
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



**Lease Price: \$10.00/SF - \$12.00/SF NNN**

**Tenant Pays Utilities; NNN Estimated \$1.50/SF**

**CONTACT**

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577 Mulberry St, Suite 1100  
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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 2485 North Columbia Street  
Milledgeville, GA 31061

**County:** Baldwin

**Total Size:** 79,025 SF

**Available:** Suite 95 – 4,000 SF  
Suite 114 – 1,800 SF  
Suite 117 – 1,200 SF  
Suite 120 – 1,200 SF  
Suite 121 – 1,200 SF

**Anchor:** Big Lots (30,625 SF)

**Traffic Count:** 36,000 Vehicles Per Day

**SITE**

**Site Size:** 9.01 Acres

**Parcel IDs:** M73 002, M73 002A, M73 010

**Zoning:** None – In Baldwin County

**Lease Price: \$10.00/SF - \$12.00/SF NNN**

**Tenant Pays Utilities; NNN Estimated \$1.50/SF**

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	2,074	18,865	28,482
Avg HH Income	\$103,536	\$99,718	\$90,241
Median Age	40.0	30.5	34.3

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## AREA INFORMATION

### NOTES

Ideal location for office, retail, restaurant, fitness, or medical use. Center has a great tenant mix. Shopping center is located on a heavily traveled retail corridor, directly across from the Milledgeville Mall, with Belk, TJ Maxx, OfficeMax, Longhorn Steakhouse, Starbucks, and Ruby Tuesday.

### NEIGHBORS

Surrounding neighbors include Walgreens, Panda Express, Chipotle, Buffalo Wild Wings, Popeyes, Walmart, Lowe's, Hobby Lobby, PetSmart, Tractor Supply, Hibbett Sports, Food Depot, Ross, and many more retailers, restaurants, and businesses.



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Suite 95



Suite 95



Suite 95



Suite 95



Suite 95

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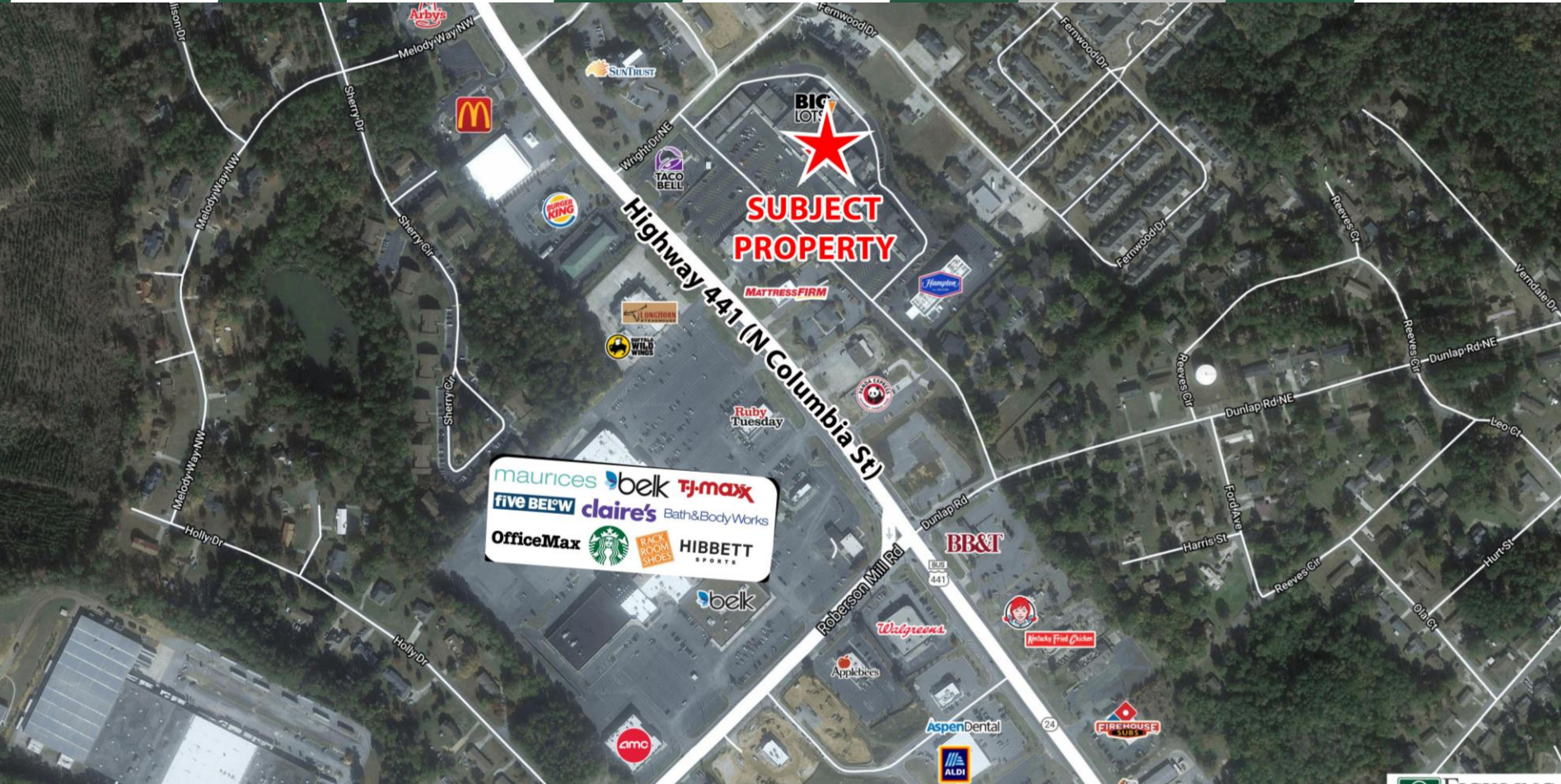
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Tenant	Unit	Unit SF
Laundry Room	85	1,200
Laundry Room	86	1,200
Lee Loans	87	1,200
Sweet P's	88	1,200
Pediatric Dentist	89	1,800
Pediatric Dentist	90	4,000
<b>AVAILABLE</b>	<b>95</b>	<b>4,000</b>
Lieu's Peking Chinese Restaurant	100	1,400
Lieu's Peking Chinese Restaurant	101	2,400
Lieu's Peking Chinese Restaurant	103	1,200
Healthy Hair Boutique Salon	104	1,200
Columbia Pub	105	7,200
The Stop	106	1,750
CT Wireless	107	1,750
Big Lots	108	30,625
Enterprise Rent-A-Car	109	1,400
Q Nails	110	1,400
Acceptance Insurance, Inc.	111	1,400
WNB Café	112	2,800
<b>AVAILABLE</b>	<b>114</b>	<b>1,800</b>
World Finance	116	1,200
<b>AVAILABLE</b>	<b>117</b>	<b>1,200</b>
My Eye Doctor	118	1,800
<b>AVAILABLE</b>	<b>120</b>	<b>1,200</b>
<b>AVAILABLE</b>	<b>121</b>	<b>1,200</b>
Sunset Finance	122	1,500

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