

Space For Lease & Outparcel Available
1320-1490 North Columbia Street (Highway 441)
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

SUBJECT
1,500 SF

Ideal for Nail Salon



Lease Price: Call Agent for Details

Outparcel: \$400,000 or Ground Lease (\$40,000/Year)

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 1320-1490 North Columbia Street
Milledgeville, GA 31061

County: Baldwin

Available: **1,500 SF Retail Space: Ideal for Nail Salon**
Outparcel: Sized for up to 2,400 SF
Building (20' max height) with cross parking

Utilities: All Available

Flooring: Tile

Parking: Ample & Shared With Other Tenants

Traffic Count: North Columbia Street – 18,820
West Martin Luther King Jr. Drive – 12,394

SITE

Site Size: Outparcel: 0.46± AC
Total: 8.26± AC

Parcel ID: M56 004A & M56 004

Zoning: CC (Community Commercial)

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Demographics 2024	3 Miles	5 Miles	10 Miles
Population	18,579	29,303	47,559
Avg HH Income	\$78,677	\$92,449	\$94,899
Median Age	30.7	34.7	38.4

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NOTES

1,500 SF inline suite available, space would be an ideal location for a nail salon, retail, restaurant, or office. Center has a great tenant mix that includes Harbor Freight, Ollie's, Great Wall of China, Citi Trends, Medical Office, & Aaron's Rental. Outparcel is also available for sale or ground lease, property is sized for a building up to 2,400 SF (20' max height) with cross parking.

LOCATION

Located in a high traffic area on North Columbia Street (Highway 441). This center is convenient to downtown Milledgeville, Georgia College & State University, Georgia Military School, Central Georgia Technical College, and Oconee Regional Hospital. Other surrounding neighbors include Lowe's, Baldwin County Annex, Chick-fil-A, Milledgeville Mall, PetSmart, Hobby Lobby, Ross, Tractor Supply, and Food Depot.



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1,500 SF Suite



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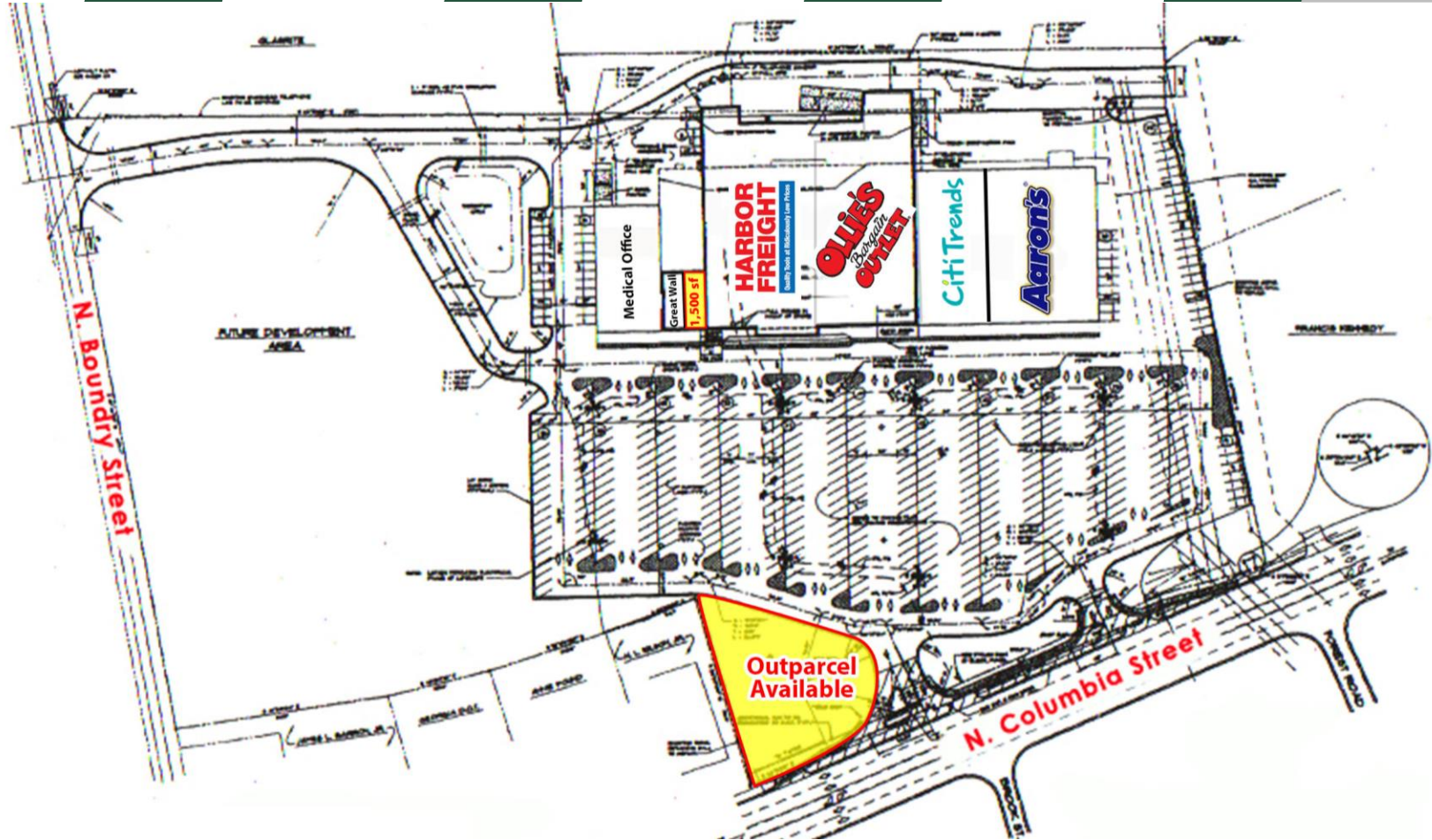
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