

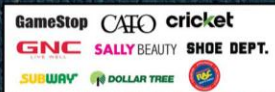
**±30 Acre Development Tract For Sale**  
**2610 North Columbia Street**  
**Milledgeville, GA 31061**



Summary

Area Info

Aerial



**CONTACT**

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PROPERTY INFORMATION

BUILDING	
Property Address:	2610 North Columbia Street Milledgeville, GA 31061
County:	Baldwin
Frontage:	±1,375'
Utilities:	All Available
Traffic Count:	37,700 VPD - N Columbia St
Taxes:	\$3,770.04 (2024 County est.)

SITE			
Site Size:	30 Acres		
Parcel ID:	067 006		
Zoning:	None, in County		
Demographics 2024	1 Mile	3 Miles	5 Miles
Population	1,202	11,420	26,665
Avg HH Income	\$109,683	\$132,968	\$99,281
Median Age	40.4	35.7	34.9

SALE PRICE: \$185,000.00/AC

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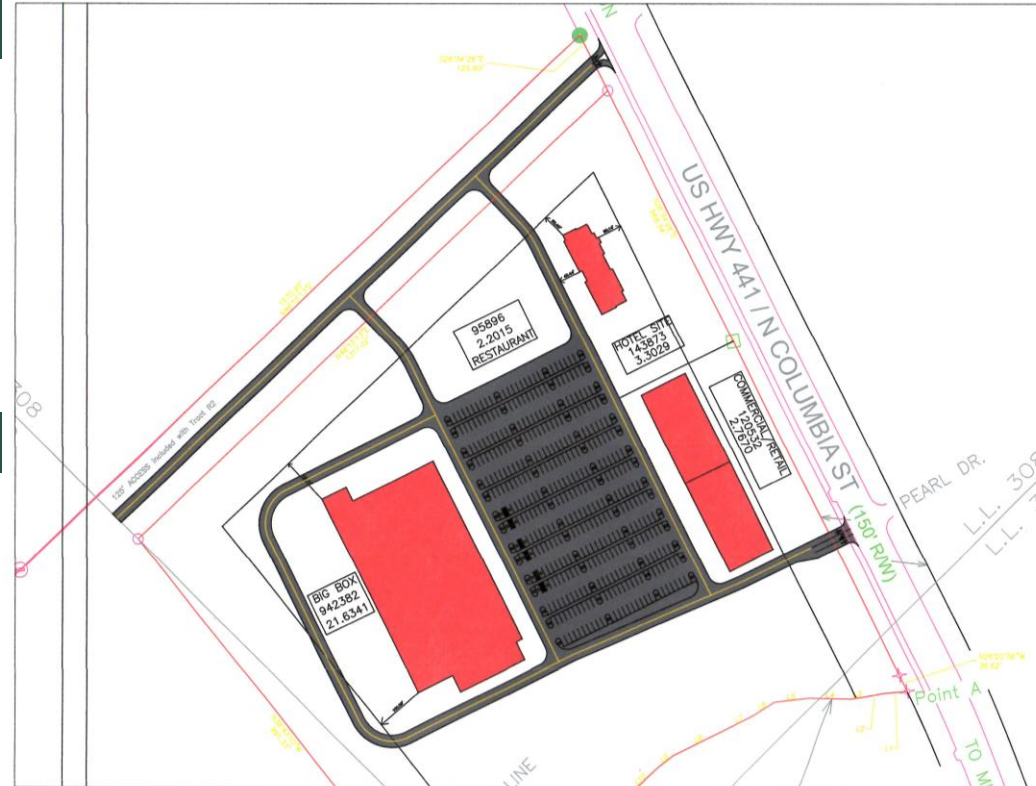
## AREA INFORMATION

### NOTES

This 30-acre land tract on Highway 441 is now for sale! Located in the high traffic retail corridor next to Walmart, this property is ideal for retail or mixed-use development such as a hotel, restaurant, automotive, car wash, etc. Great frontage and visibility.

### LOCATION

Approximately 4 miles from Downtown Milledgeville and many retail and restaurant establishments. Neighboring businesses include Walmart, IHOP, Chili's, Robins Financial Credit Union, Holiday Inn, Milledgeville Mall, Old Capitol Square Shopping Center, and many more.



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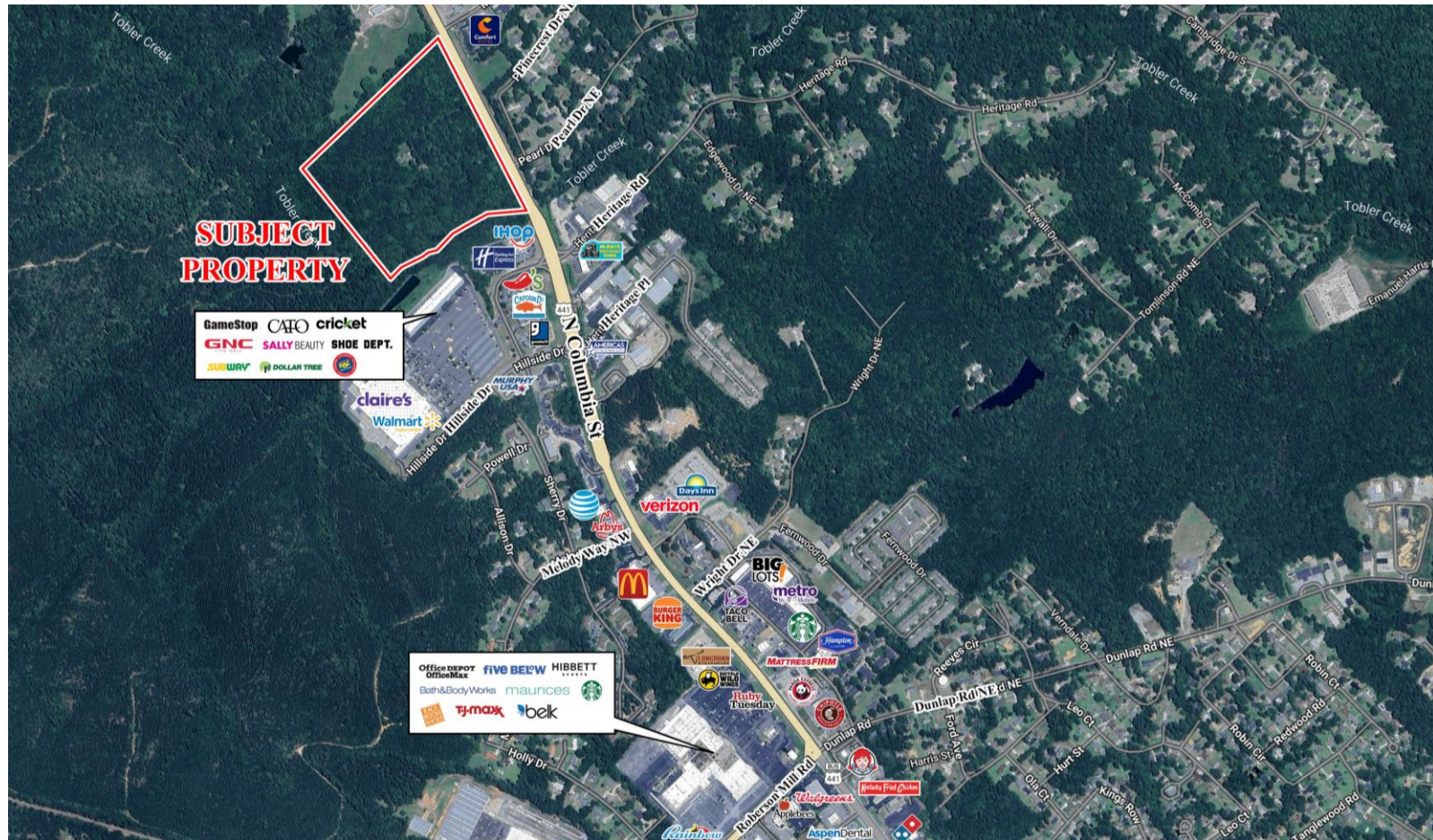
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