

Old Capitol Square Shopping Center

2485 North Columbia Street
Milledgeville, GA 31061

[Summary](#)[Area Info](#)[Photos](#)[Aerial](#)[Site Map](#)

Lease Price: \$12.00/SF NNN

Tenant Pays Utilities; NNN Estimated \$1.50/SF

CONTACT

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577 Mulberry St, Suite 1100
Macon, GA 31201
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Summary

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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 112 – 2,800 SF
Suite 114 – 1,800 SF
Suite 117 – 1,200 SF
Suite 120 – 1,200 SF

**Franchise in Suite 112 is available for sale*

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: \$12.00/SF NNN

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| Demographics 2025 | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|----------|
| Population | 2,296 | 15,901 | 29,037 |
| Avg HH Income | \$106,817 | \$103,555 | \$94,829 |
| Median Age | 39.2 | 30.7 | 35.1 |

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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 112



Suite 112



Suite 114



Suite 117



Suite 120



Suite 120

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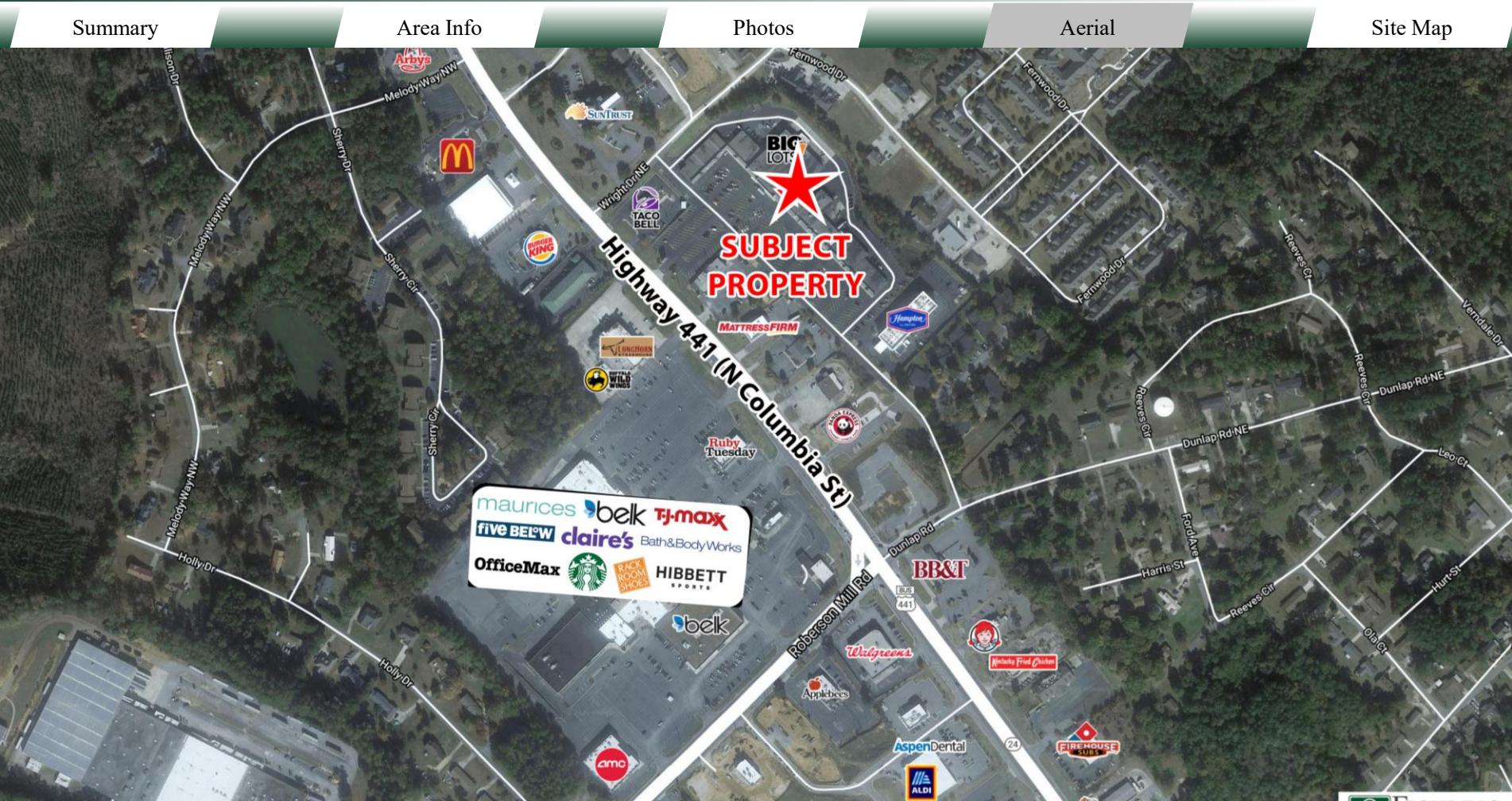


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FICKLING
& COMPANY

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Tenant

| 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 |
| Corners Edge Butcher Shoppe | 95 | 4,000 |
| 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 |
| AVAILABLE (*WNB Café Franchise For Sale) | 112 | 2,800 |
| AVAILABLE | 114 | 1,800 |
| World Finance | 116 | 1,200 |
| AVAILABLE | 117 | 1,200 |
| My Eye Doctor | 118 | 1,800 |
| AVAILABLE | 120 | 1,200 |
| Robbins Office | 121 | 1,200 |
| Sunset Finance | 122 | 1,500 |



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