

FORMER DOLLAR GENERAL FOR SALE/LEASE

175 Milledgeville Hwy
Gordon, GA 31031



Summary

Area Info

Photos

Aerial

Site Map



SALE PRICE: \$390,000 | LEASE RATE: \$6.50 PSF NNN

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 175 Milledgeville Hwy
Gordon, GA 31031

County: Wilkinson

Total Size: 8,625 SF

Remodeled: 2002

Utilities: All available

Frontage: 135' Milledgeville Road

Taxes: \$2,915.21

Parking: Paved
Ample Front & Side Parking

Traffic: 2,135 VPD

SITE

Site Size: 0.88± Acres

Parcel ID: G15 051

Zoning: C-1 Central Business District

SALE PRICE: \$390,000
LEASE RATE: \$6.50 PSF NNN

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	3,110	4,079	12,401
Avg HH Income	\$66,148	\$66,702	\$75,840
Median Age	39.6	40.1	41.9

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NOTES

- Store has one office, IT closet/breakroom and 2 restrooms as well as a small warehouse area in the rear by loading area.
- Proven **former Dollar General location** with established retail presence
- **8,625 SF freestanding building** – ideal size for multiple user types
- **Below replacement cost** at \$390,000
- Ability to **lease or owner-occupy**
- Strong **value-add / repositioning opportunity**

IDEAL BUYERS / TENANTS

- Dollar store / discount retail
- Grocery / convenience / specialty retail
- Medical / urgent care / service users
- Church or community facility
- Storage, flex, or last-mile distribution

LOCATION ADVANTAGES

- Positioned along main corridor between **Gordon & Milledgeville**
- Serves as a **primary retail node for Wilkinson County**
- Neighboring tenants include:
 - U.S. Post Office
 - Family Dollar
 - KaMin (major local employer)
 - Funeral home traffic generator
- Consistent local traffic with **limited competition**
- Underserved rural market with **limited retail inventory**
- Ideal for operators expanding into **secondary/tertiary markets**
- Opportunity to capture **daily needs retail demand**

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Store Interior



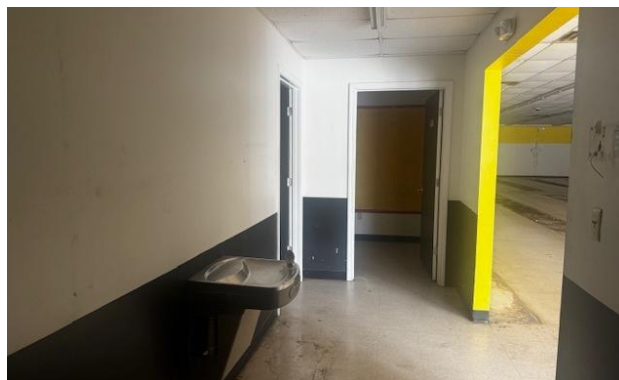
Store Interior (Door leads to warehouse area)



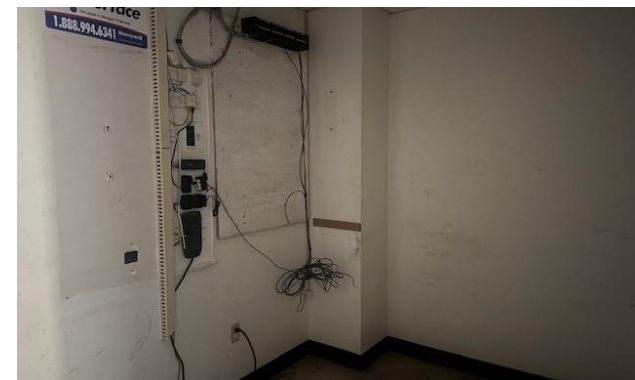
Store Interior



Warehouse at rear loading area



Hallway to Offices & Restrooms



IT Area/Breakroom/Office

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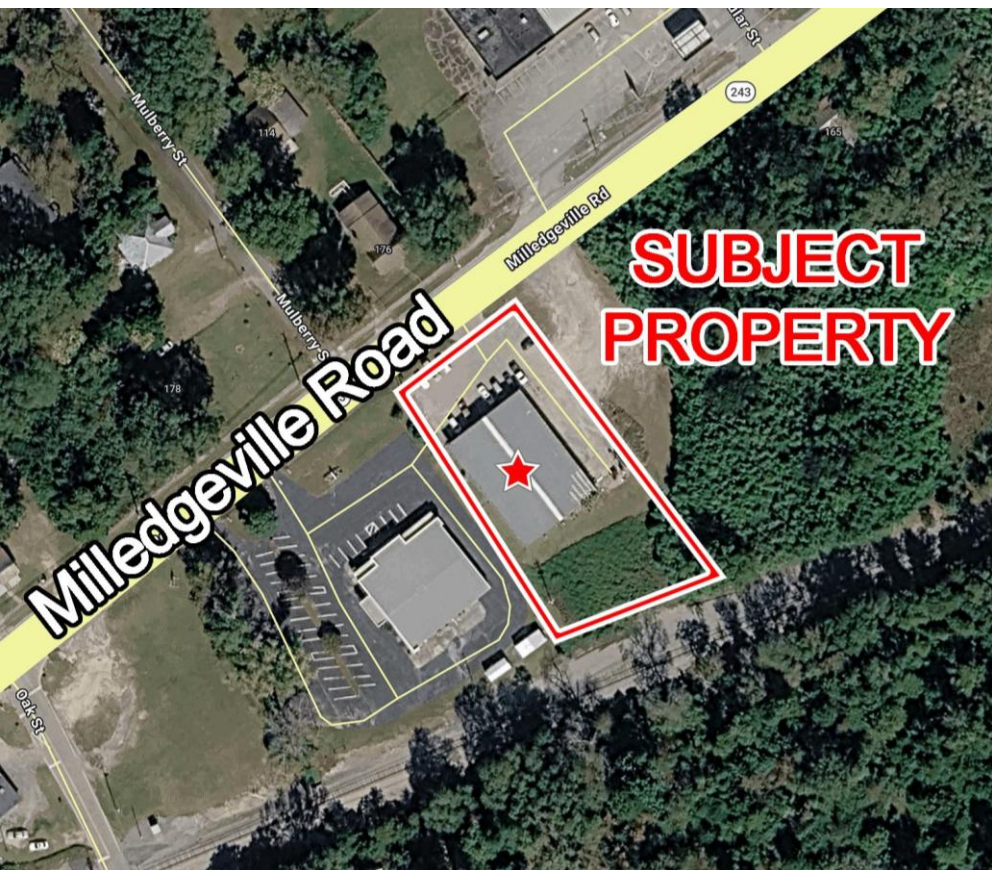
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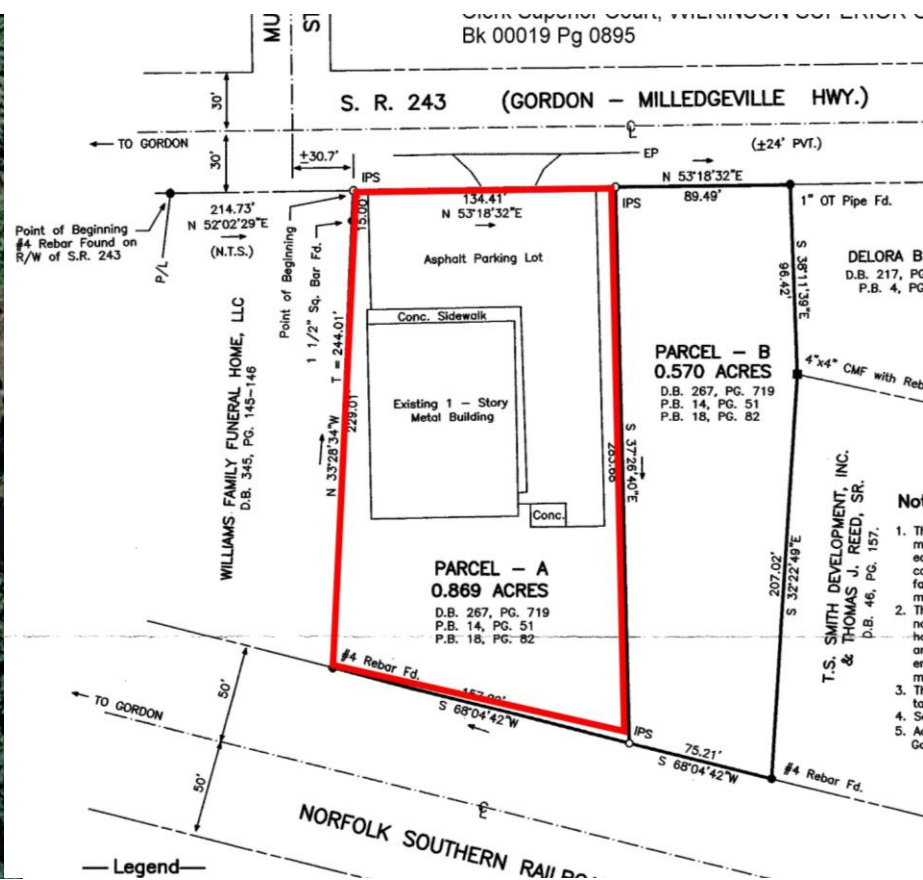
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AERIAL CLOSE UP



**SUBJECT
PROPERTY**

PLAT MAP



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