

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



Summary

Area Info

Photos

Aerial

Site Map

1 SPACE REMAINING – 1,800 SF



Lease Price: \$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 112 – 2,800 SF
Suite 114 – 1,800 SF
LEASED 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
Tenant Pays Utilities; NNN Estimated \$1.50/SF

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

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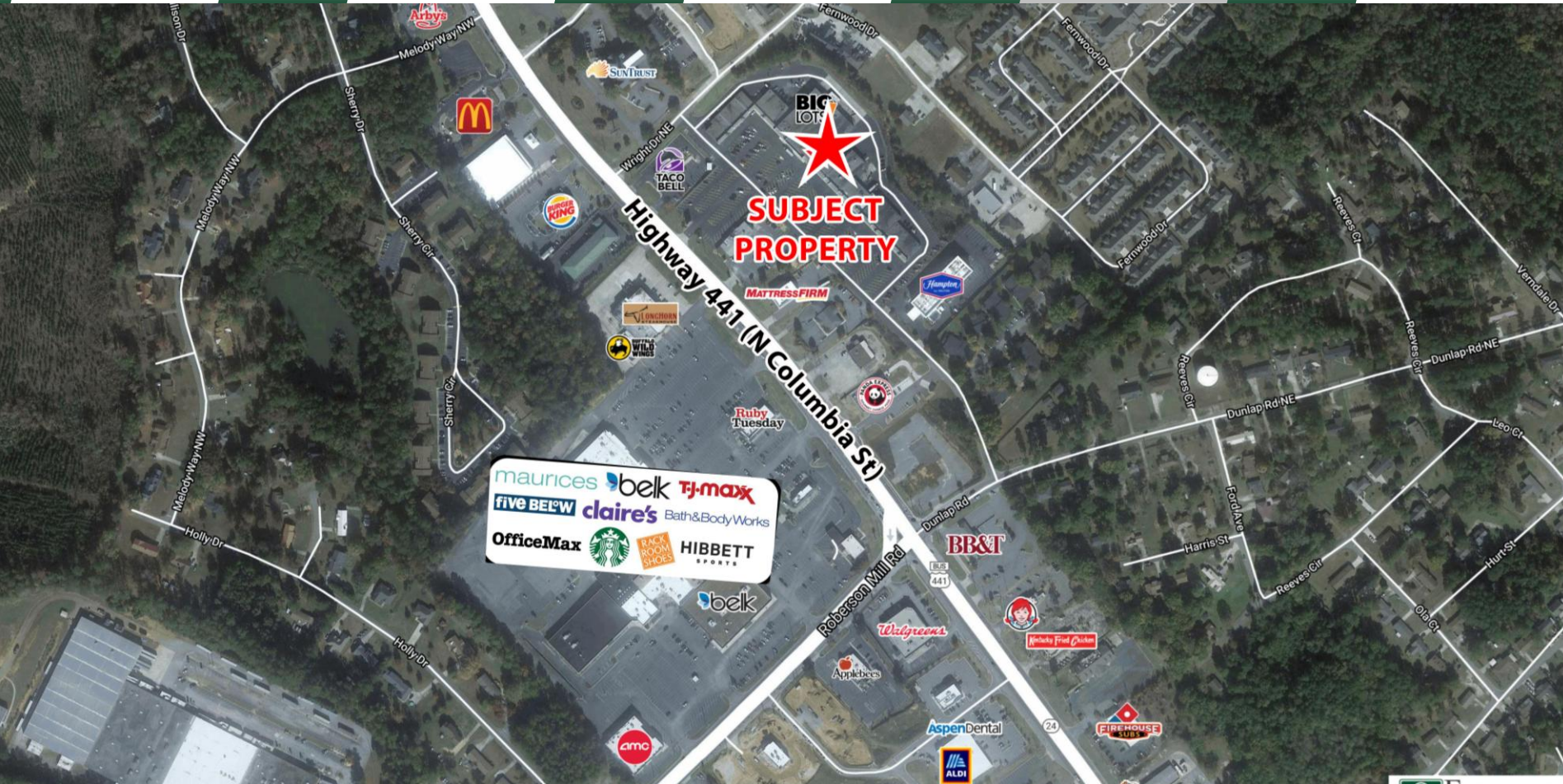
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Tenant	Unit	Unit SF
Laundry Room	85	1,200
Laundry Room	86	1,200
Lee Loans	87	1,200
Sweet P's	88	1,200
Pediatric Dentist	89	1,800
Pediatric Dentist	90	4,000
Corners Edge Butcher Shoppe	95	4,000
Lieu's Peking Chinese Restaurant	100	1,400
Lieu's Peking 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
Eastern Massage	117	1,200
My Eye Doctor	118	1,800
Salon Haven	120	1,200
Robbins Office	121	1,200
Sunset Finance	122	1,500

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