

Office/Showroom/Warehouse For Sale

2661 N. Columbia St. | Milledgeville, Georgia

LOT SIZE: 2.03 acres

TOTAL SQUARE FOOTAGE: 7,776 sf

PARKING: Ample gravel and paved parking

ZONING: Commercial

UTILITIES: County water & sewer

TRAFFIC: 20,000+ vehicles per day

NOTES: This property is located in the path of growth. Office/showroom/warehouse. Ideal for service related business, automotive, or marina. Previous uses were Epps Cycle and Kent Auto Sales. High traffic and great visibility.

Sale Price: \$540,000

Lease Rate: \$4,000/mo NNN

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2013 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,457	9,070	24,461
Median Age	38.7	39.2	30.0
Average HH Income	\$67,595	\$63,277	\$50,523

See detailed property information at www.fickling.com

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