

# FORMER RESTAURANT

2517 N Columbia Street  
Milledgeville, GA 31061



**Lot Size:** 0.83 acres  
**Building Size:** 3,226 SF  
**Utilities:** All Available  
**Built:** 2006  
**Parking:** 30 spaces  
**Traffic Count:** 34,500 VPD  
**Taxes:** \$7,828.62 (2021 est.)

2021 Demos	1 Mile	3 Mile	5 Mile
<b>Population</b>	1,905	16,055	28,892
<b>Avg. HHI</b>	\$72,669	\$53,430	\$56,608
<b>Median Age</b>	38.9	30.1	33.0

**Frontage:** 130' on N Columbia Street

**Zoning:** Community Commercial - City of Milledgeville

**Location:** Property is conveniently located on N Columbia Street (Highway 441) between Walmart and the Milledgeville Mall on Milledgeville's main retail corridor. Nearby businesses include Walmart, Hibachi Express, McDonalds, Burger King, Milledgeville Mall, Old Capitol Square shopping center, The Cottages, Starbucks, Ruby Tuesday, Comfort Inn, and Longhorn Steakhouse.

**Notes:** Can easily be rebranded as another restaurant. Has hood in place, and drive-thru window.

**Sale Price: \$585,000**

**Lease Price: \$4,500/Month NNN**

**FOR MORE  
INFORMATION  
CONTACT**

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[georgiacommercialrealestate.net](http://georgiacommercialrealestate.net) | [commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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## Photos



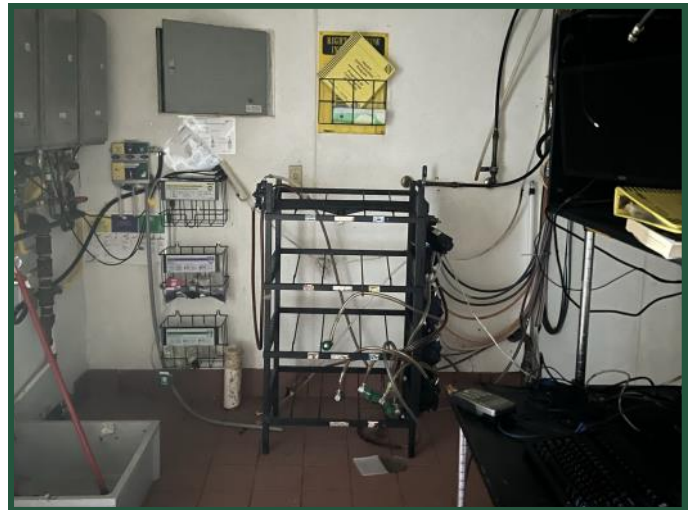
**Vent Hood**



**Stove Area**



**Dish Station**



**Soda Storage**

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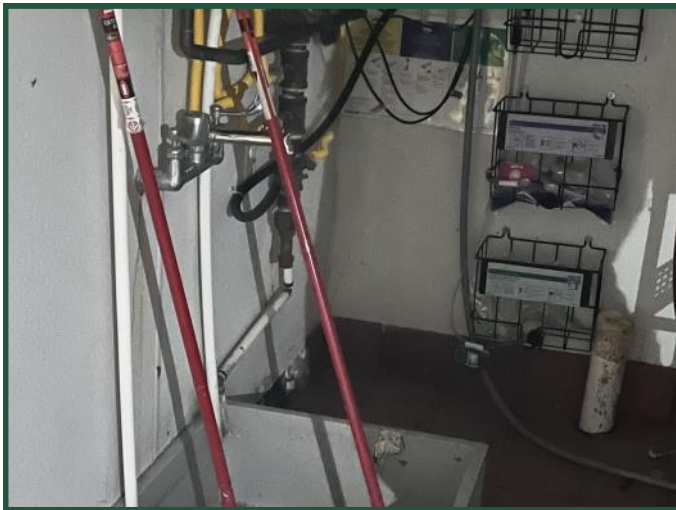
## Photos



**Walk-In Cooler**



**Handwashing Sink**



**Mop Sink**



**Front Counter**

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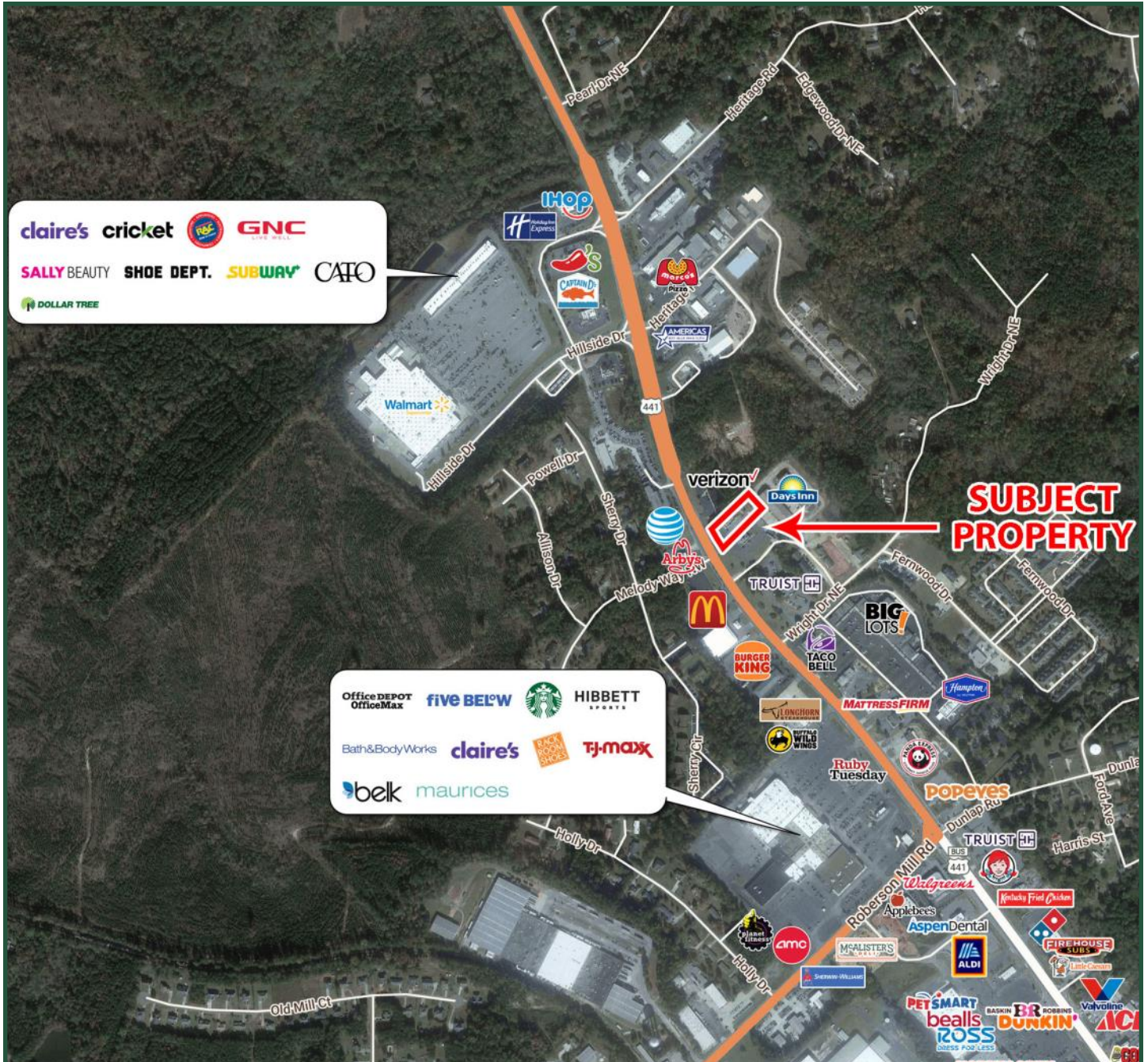
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## AERIAL



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