3.93± AC Premium Corner Commercial Lot
2782 North Columbia Street
Milledgeville, GA 31061

FICKLING & COMPANY

Summary | Area Info | Aerial | Plat



SALE PRICE: $315,000.00

CONTACT

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PROPERTY INFORMATION

PROPERTY

Property Address: 2782 North Columbia Street
Milledgeville, GA 31061

County: Baldwin

Taxes: $863.62 (2025 est.)

Frontage: North Columbia Street - ±265’

Depth: O’Connor Drive - ±650’

Utilities: All Available
Sewer located across N Columbia at
Publix anchored shopping center

Traffic Count: North Columbia Street - 23,900 VPD

SITE

Site Size: 3.93± Acres

Parcel ID: 085 021

Zoning: None – Baldwin County Land Plan

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	477	9,809	22,992
Avg HH Income	$93,003	$116,389	$106,132
Median Age	41.5	41.9	37.0

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AREA INFORMATION

PROPERTY

High-visibility 3.93± Acre corner tract with commercial frontage on North Columbia Street. Property has ±265' frontage, and all utilities are available to site. Corner location provides ample opportunity for many development options.

HIGHLIGHTS

- Directly across N. Columbia Street from Publix at Lakeside Commons (opened 2024)
- Excellent visibility and access to established residential neighborhoods and Lake Sinclair traffic

LOCATION

Situated on North Columbia Street, and located between Milledgeville and Lake Sinclair, providing exceptional traffic counts. Nearby businesses include Publix, Kroger, Walmart, Lowe's, Aldi, Chick-fil-A, Zaxby's and other major retailers and national and local restaurants.

IDEAL USES

- Retail / restaurant / QSR
- Medical / dental / urgent care
- Bank / financial / professional services
- Daycare / service commercial
- Townhomes / multifamily / senior living
- Mixed-use or phased development

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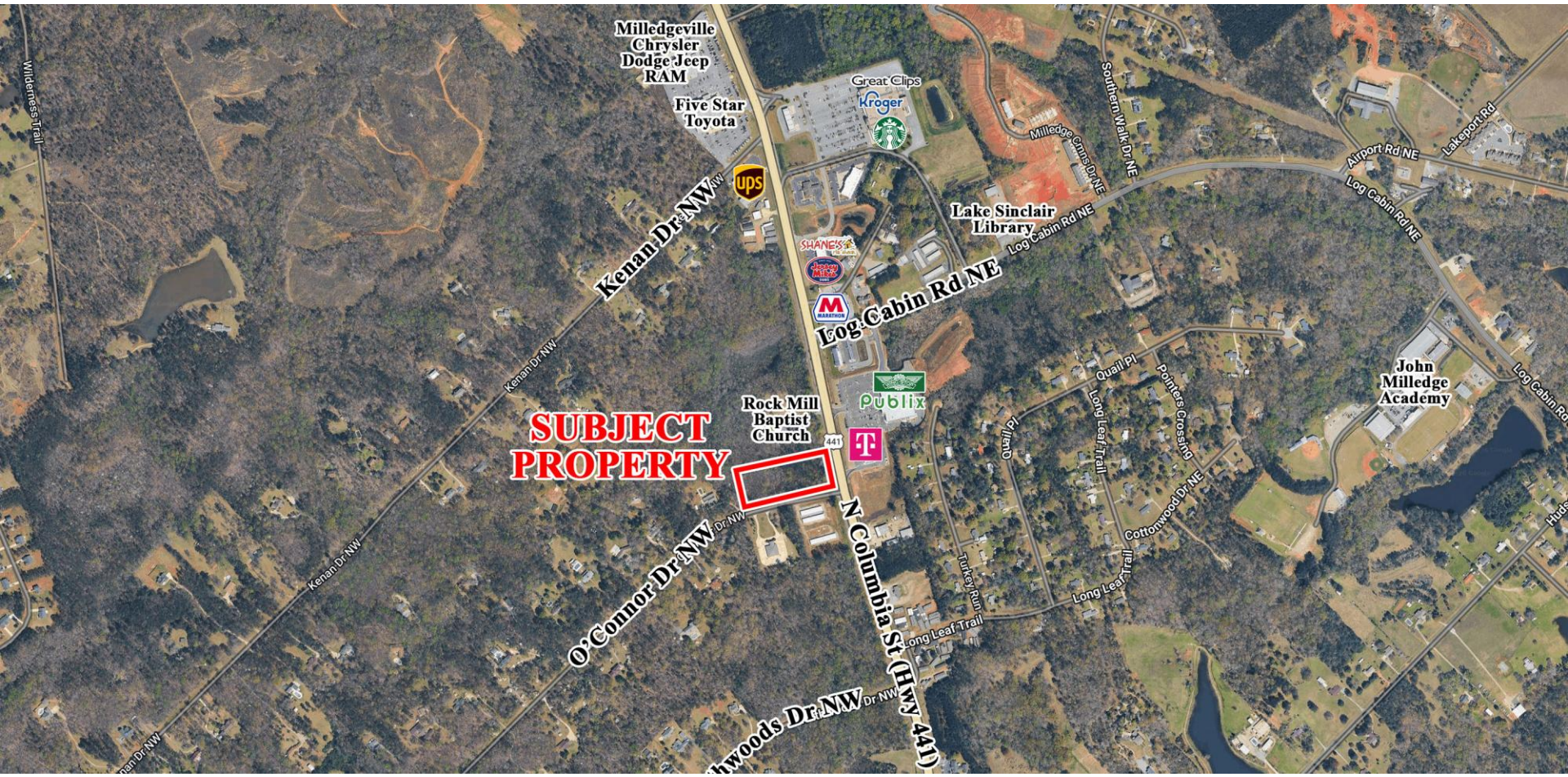

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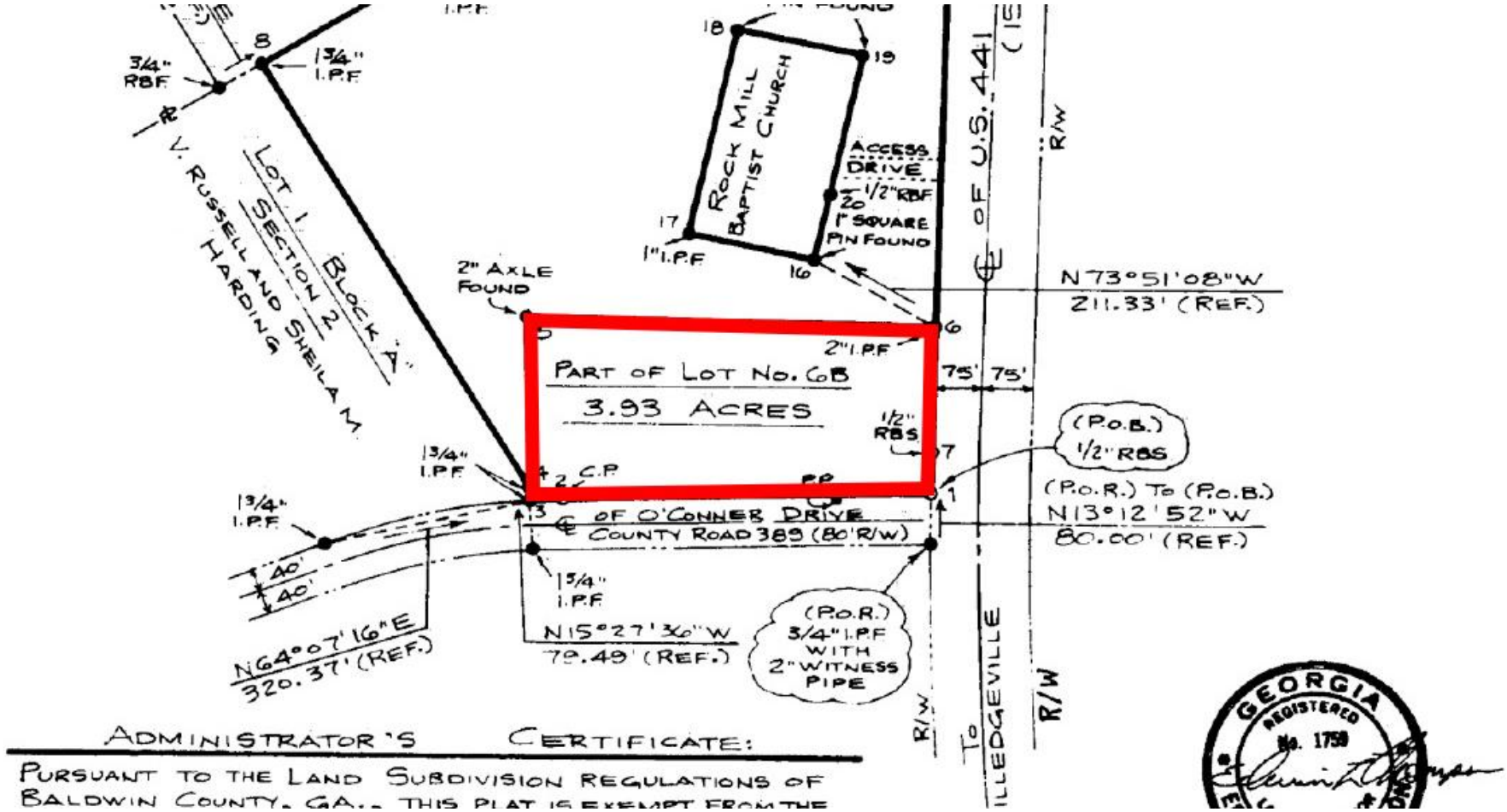

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