8.85± AC Premium Commercial Lot
2730 North Columbia Street
Milledgeville, GA 31061

FICKLING & COMPANY

Summary | Area Info | Aerial | Plat

SALE PRICE: $385,000.00

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PROPERTY INFORMATION

PROPERTY

Property Address: 2730 North Columbia Street
Milledgeville, GA 31061

County: Baldwin

Taxes: $3,343.16 (2025 est.)

Frontage: North Parcel - ±170'
South Parcel - ±400'

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

Traffic Count: North Columbia Street - 23,900 VPD

SITE

Site Size: 8.85± Acres

Parcel ID: 085 033

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 8.85± Acre tract with commercial frontage on North Columbia Street, divided by Northwoods Drive. North tract has ±170' frontage, south tract has ±400' frontage, and all utilities are available to site. The split layout can support separate users, phased development, or a commercial & residential or mixed-use concept, subject to governmental approvals.

HIGHLIGHTS

- Directly across N. Columbia Street from Publix at Lakeside Commons (opened 2024)
- Northwoods Drive divides the property into two distinct development areas
- 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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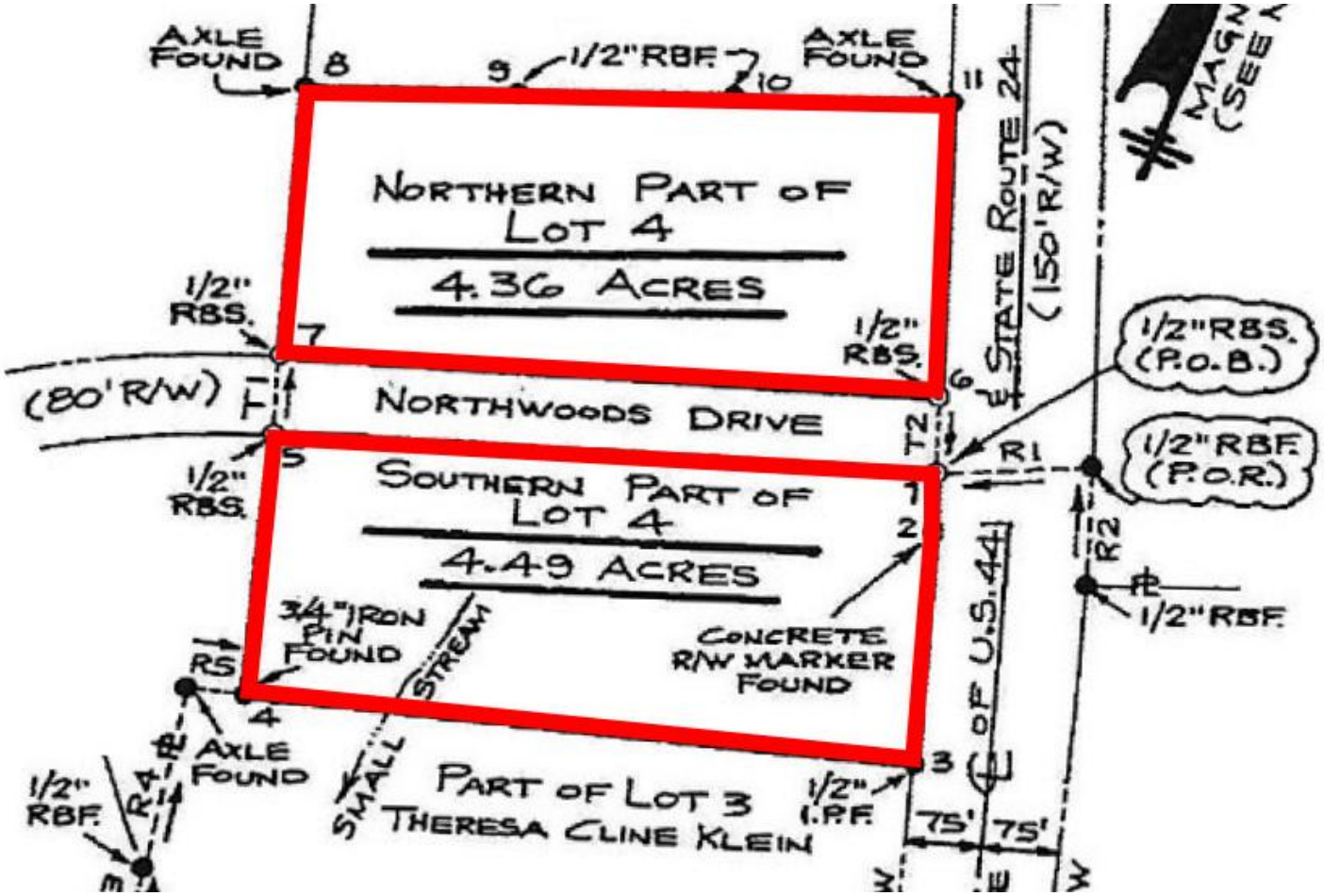

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