

Retail / Office Space
1,470± SF

FOR SALE



SALES PRICE: \$549,000

1801 N Columbia St.
Milledgeville, GA 31061
Baldwin County

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Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201



PROPERTY OVERVIEW

1801 N Columbia St.
Milledgeville, GA 31061

BUILDING INFORMATION:	<ul style="list-style-type: none"> • 1,470± SF Total • Retail / Office Building - 1,014± SF • Steel Canopy - 296± SF • Restroom building (located in back) - 160± SF • Current tenant is month-to-month. Lease rate \$2,400 / month. • Drive-thru capability (former Bruster's) • Walk-in freezer / cooler combo in rear
LOCATION:	Neighbors Lowe's Home Improvement at signalized intersection of N. Columbia St and Hammock Rd.
ACTUAL YEAR BUILT:	2001
AVERAGE DAILY TRAFFIC COUNT:	N. Columbia St - 34,500 VPD
EXTERIOR:	Wood with metal panels - painted; new awning / canopy in 2019
ROOF:	TPO white membrane - installed in 2020
CEILING/ LIGHTING:	Acoustical Tile; Standard Fluorescent Fixtures
FLOORING:	Reinforced concrete, vinyl tile, concrete
HVAC:	Central heating and air conditioning
LAND:	0.56± acres
ZONED:	C3
2021 ESTIMATED PROPERTY TAXES / INS:	Taxes - \$5,664 Total (City + County) Insurance - \$1,494 per year
PARKING:	15± Striped Parking Spaces
NEIGHBORS:	Lowe's Home Improvement, Chick-fil-A, Chevron, Zaxby's, Waffle House, Texaco, Freddy's Frozen Custard & Steakburgers, Century Bank & Trust, Tractor Supply Co, Tropical Smoothie Café, Goodwill, La Quinta Inn & Suites, Krystal, Papa John's Pizza, Sonic, Advance Auto Parts, Hobby Lobby, Cook Out, Dunkin, Aldi, KFC, TJ Maxx, Milledgeville Mall, Walmart, and more!

SALES PRICE: \$549,000



PHOTOS

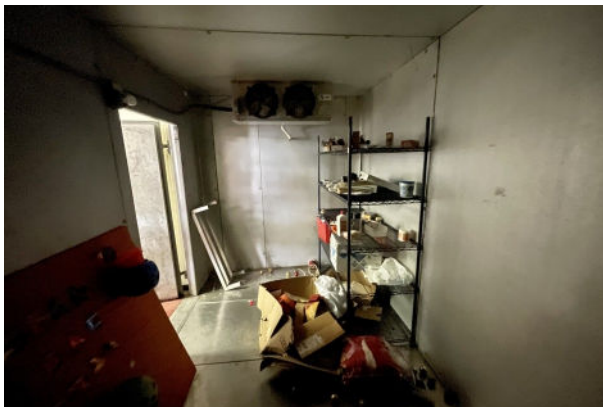
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PHOTOS

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Milledgeville, GA 31061





MAPS

1801 N Columbia St.
Milledgeville, GA 31061





DEMOGRAPHICS - 1 Mile

1801 N Columbia St.
Milledgeville, GA 31061

KEY FACTS

3,101

Population

39.4

Median Age

\$51,270

Median Household Income

2.3

Average Household Size

EDUCATION

6%

No High School Diploma



25%

High School Graduate



33%

Some College



35%

Bachelor's/Grad/Prof Degree

BUSINESS



346

Total Businesses



3,692

Total Employees

EMPLOYMENT



67%

White Collar



17%

Blue Collar



16%

Services

8.4%

Unemployment Rate

INCOME



\$51,270

Median Household Income



\$26,344

Per Capita Income



\$77,958

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (24.5%)

The smallest group: \$200,000+ (1.3%)

Indicator ▲	Value	Diff
<\$15,000	11.9%	-6.2%
\$15,000 - \$24,999	8.9%	-4.8%
\$25,000 - \$34,999	13.3%	+4.3%
\$35,000 - \$49,999	13.8%	+3.8%
\$50,000 - \$74,999	24.5%	+5.6%
\$75,000 - \$99,999	14.4%	+0.1%
\$100,000 - \$149,999	8.9%	-2.2%

Bars show deviation from Baldwin County



DEMOGRAPHICS - 3 Mile

1801 N Columbia St.
Milledgeville, GA 31061

KEY FACTS

20,060

Population

28.8

Median Age

2.3

Average Household Size

\$33,514

Median Household Income

EDUCATION

10%

No High School Diploma



34%

High School Graduate



26%

Some College



30%

Bachelor's/Grad/Prof Degree

BUSINESS



1,120

Total Businesses



14,153

Total Employees

EMPLOYMENT



White Collar

61%



Blue Collar

16%



Services

23%

10.0%

Unemployment Rate

INCOME



\$33,514

Median Household Income



\$20,421

Per Capita Income



\$14,839

Median Net Worth

Households By Income

The largest group: <\$15,000 (25.7%)

The smallest group: \$150,000 - \$199,999 (2.0%)

Indicator ▲	Value	Diff
<\$15,000	25.7%	+7.6%
\$15,000 - \$24,999	16.3%	+2.6%
\$25,000 - \$34,999	9.2%	+0.2%
\$35,000 - \$49,999	8.2%	-1.8%
\$50,000 - \$74,999	17.6%	-1.3%
\$75,000 - \$99,999	10.7%	-3.6%
\$100,000 - \$149,999	7.6%	-3.5%

Bars show deviation from Baldwin County ▼



DEMOGRAPHICS - 5 Mile

1801 N Columbia St.
Milledgeville, GA 31061

KEY FACTS

30,532

Population



Average Household Size

33.0

Median Age

\$37,265

Median Household Income

EDUCATION

13%

No High School Diploma



35%

High School Graduate



26%

Some College



26%

Bachelor's/Grad/Prof Degree

BUSINESS



1,306

Total Businesses



16,204

Total Employees

EMPLOYMENT



White Collar

58%



Blue Collar

20%



Services

21%

8.7%

Unemployment Rate

INCOME



\$37,265

Median Household Income



\$20,574

Per Capita Income



\$20,911

Median Net Worth

Households By Income

The largest group: <\$15,000 (22.9%)

The smallest group: \$150,000 - \$199,999 (2.2%)

Indicator ▲	Value	Diff
<\$15,000	22.9%	+4.8%
\$15,000 - \$24,999	15.8%	+2.1%
\$25,000 - \$34,999	9.5%	+0.5%
\$35,000 - \$49,999	9.7%	-0.3%
\$50,000 - \$74,999	18.8%	-0.1%
\$75,000 - \$99,999	10.5%	-3.8%
\$100,000 - \$149,999	8.0%	-3.1%

Bars show deviation from Baldwin County