

COMMERCIAL DEVELOPMENT SITE

3.87 ACRES



2735 N COLUMBIA STREET
MILLEDGEVILLE, BALDWIN COUNTY, GEORGIA 31061

Bradley "Brad" Bloodworth
Commercial Realtor

478.951.3712 CELL
bradley.bloodworth@cbcgeorgia.com
cbcmacon.com

990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE

SALES PRICE: \$175,000



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

Created 4/7/25

PROPERTY OVERVIEW

- 3.87 Acre Commercial Development Site
- 340'± Road Frontage
- Possible upside potential with DOT approved decel lane and curb cut
- All public utilities available to the site
- Zoned C3



LOCATION OVERVIEW

- High traffic location - 23,400± AVG VPD (2023 GDOT)
- Located on Highway 441 across from Childre Chevrolet / GMC Dealership
- 1/2 Mile from the new Publix at Lakeside Commons
- Property is surrounded by major retailers
- 3 Miles from Lake Sinclair



SALES PRICE: \$175,000



BRADLEY "BRAD" BLOODWORTH

478.951.3712

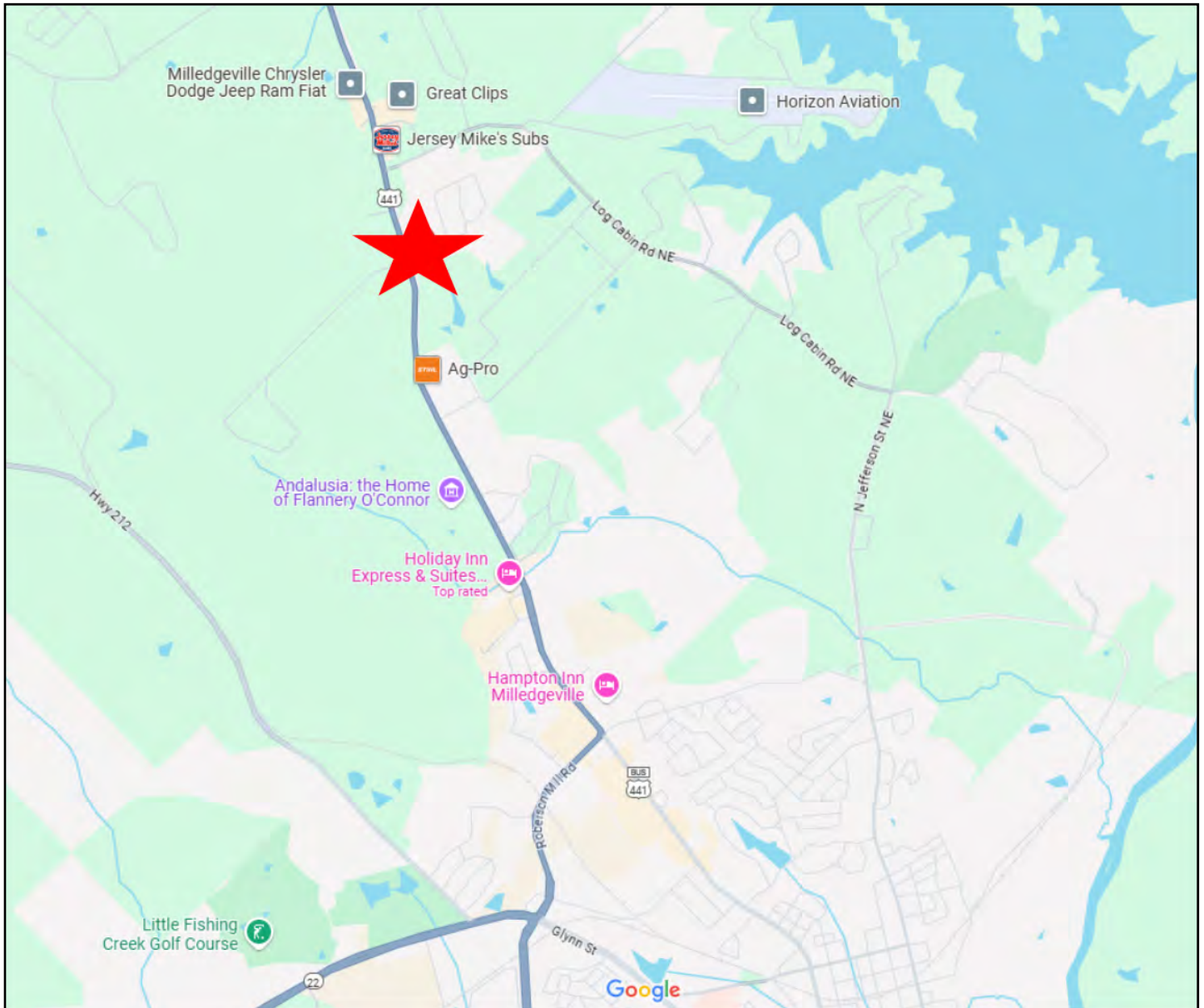
bradley.bloodworth@cbcgeorgia.com

CBCMACON.COM



LOCATION MAP

2735 N COLUMBIA STREET
MILLEDGEVILLE, BALDWIN COUNTY, GEORGIA 31061



BRADLEY "BRAD" BLOODWORTH

478.951.3712

bradley.bloodworth@cbcgeorgia.com

CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Key Facts

2735 N Columbia St, Milledgeville, Georgia, 31061
Ring of 1 mile

KEY FACTS

547

Population



2.2

Average
Household Size

45.2

Median Age

\$82,833

Median Household
Income

EDUCATION

11.7%

No High School
Diploma



33.6%

High School
Graduate



18.1%

Some College/
Associate's Degree



36.6%

Bachelor's/Grad/
Prof Degree

BUSINESS



32

Total Businesses



249

Total Employees

EMPLOYMENT



White Collar

67.3%



Blue Collar

16.7%



Services

15.6%

9.0%

Unemployment
Rate

INCOME



\$82,833

Median Household
Income



\$52,070

Per Capita Income



\$305,121

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (17.4%)

The smallest group: \$15,000 - \$24,999 (0.8%)

Indicator ▲	Value	Diff	
<\$15,000	6.3%	-8.2%	
\$15,000 - \$24,999	0.8%	-6.9%	
\$25,000 - \$34,999	15.0%	+6.9%	
\$35,000 - \$49,999	11.9%	+0.4%	
\$50,000 - \$74,999	12.3%	-6.2%	
\$75,000 - \$99,999	10.7%	-3.2%	
\$100,000 - \$149,999	17.4%	+3.3%	
\$150,000 - \$199,999	11.9%	+5.2%	
\$200,000+	14.2%	+9.1%	

Bars show deviation from Baldwin County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

BRADLEY "BRAD" BLOODWORTH

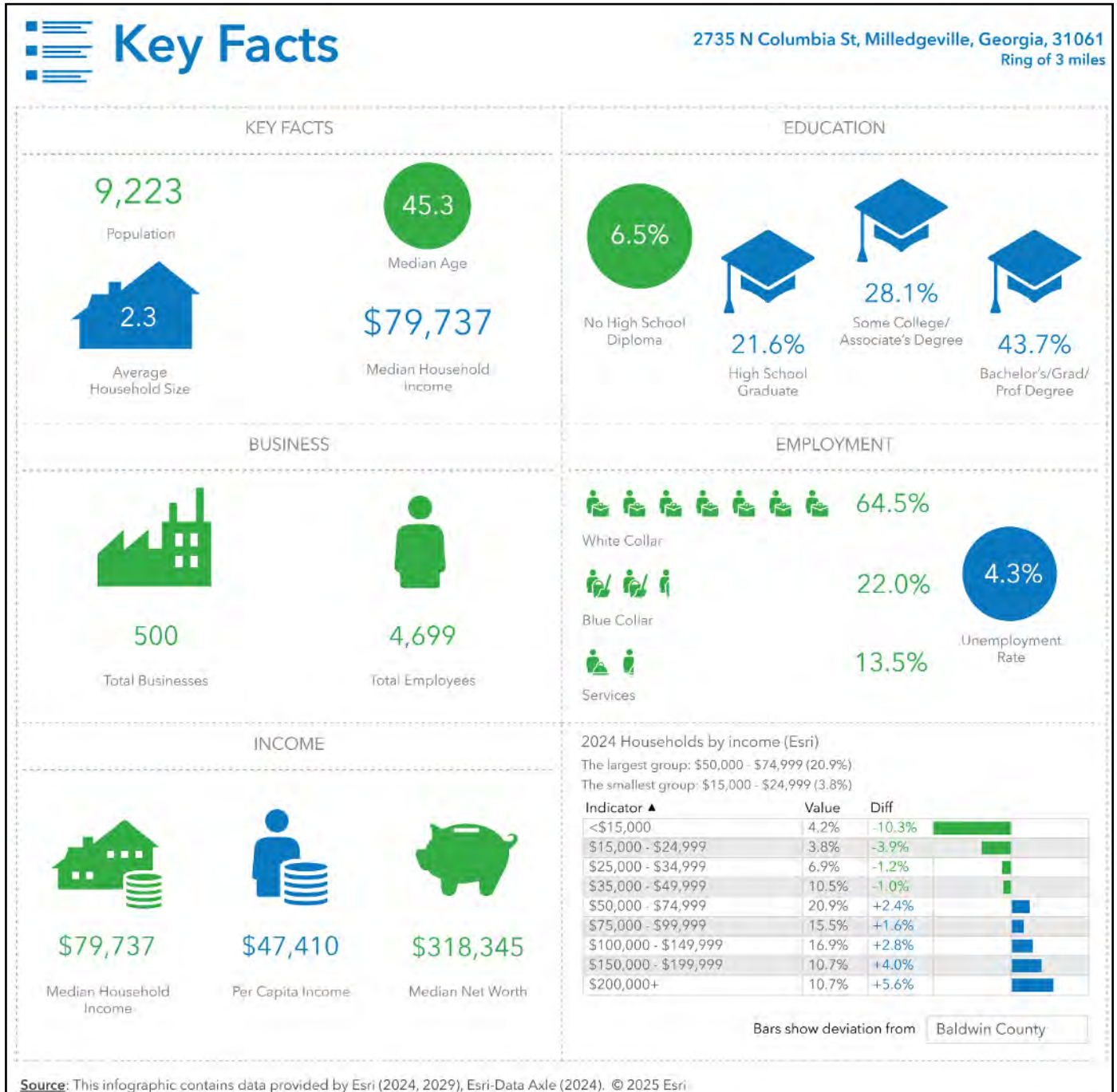
478.951.3712

bradley.bloodworth@cbcgeorgia.com

CBCMACON.COM



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY



BRADLEY "BRAD" BLOODWORTH

478.951.3712

bradley.bloodworth@cbcgeorgia.com

CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

