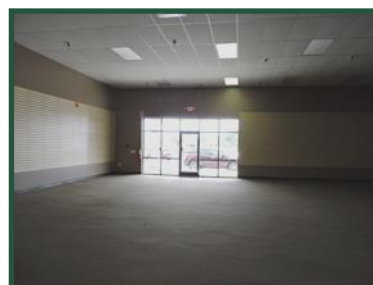


Former Factory Connections
1810 N. Columbia Street
Milledgeville, GA 31061



- Lot Size:** 6.15 acres
Building Size: 54,765 SF - 2 tenant building, Food Depot anchored center
5,000 SF AVAILABLE
Utilities: All available
Parking: 253 shared spaces
Year Built: Renovated in 2014
Zoning: Community Commercial
Traffic Count: 33,800 vpd
Notes: Located less than 2 miles from downtown Milledgeville, Georgia College & State University & Georgia Military College. Adjacent to 140,000 sf Town Central Shopping Center. High traffic - high demand area.
Neighbors: Food Depot, Tractor Supply, Hibbett Sports, Lowe's, BoJangles, Milledgeville Mall, Hobby Lobby, BodyPlex Fitness, Georgia Power, K Beauty & Century Bank. Coming soon: Ross, PetsMart & Beall's Outlet. Ideal location for retail, office or medical office.

Lease Price: \$8.00 psf/NNN

**FOR MORE
INFORMATION
CONTACT**

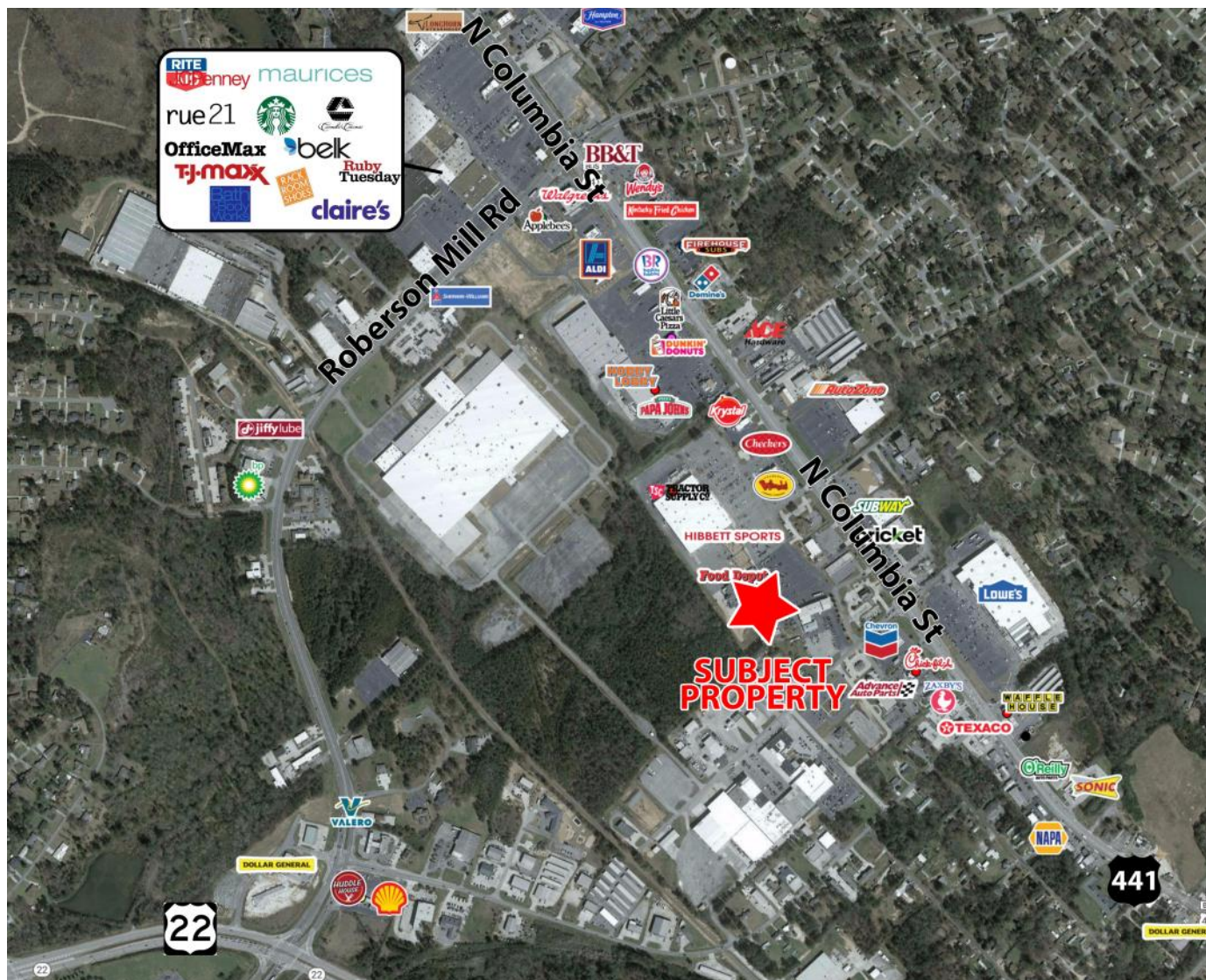
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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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2018 Demographics			
	1 Mile	3 Miles	5 Miles
Population	3,453	18,006	29,240
Median Age	36.5	29.7	32.9
Avg. Household Income	\$68,361	\$47,427	\$53,458

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