Redevelopment Opportunity

1913 N. Columbia Street (Hwy 441)
Milledgeville, GA 31061

FICKLING & COMPANY
A Full Service Real Estate Company
commercial.fickling.com

REDUCED

Lot Size:	1.53 acres
Building Size:	7,200 sf (Former Golden Corral)
Frontage:	206'± x 330'±
Utilities:	All Available
Property Taxes:	$13,462
Zoning:	CC– Community Commercial
Topography:	level, road grade
Parking:	90% of property paved
Traffic Count:	34,700 vehicles per day
Neighbors:	Milledgeville Mall, BB&T, Walgreens, Lowes, Aldi, Hobby Lobby, Longhorn, Starbucks, Applebee's, Tractor Supply, PetsMart, Ross, & Dunkin Donuts.
Notes:	Convenient to downtown Milledgeville, The Oconee Regional Hospital, Georgia College & State University, GA Military College, Central GA Technical School, the Industrial Park.

~~**SALE PRICE: $1,300,000**~~

~~**REDUCED PRICE: $825,000**~~

FURTHER REDUCED: $725,000

***Bring Offers with a Quick Close**

Ideal redevelopment for retail, restaurant, hotel, medical office, bank and general office.

FOR MORE INFORMATION CONTACT

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Additional Notes:

- This site is a former Golden Corral. The building (7,200 sf) is fully equipped and is located at the rear area of the property which could also be utilized.
- Located in the main retail corridor.
- Retail trade area pulls from 8 surrounding counties.

2019	3 mile	5 mile	10 mile
Population	16,805	29,471	48,457
Median Age	30.5	34	36.8
Avg. HHI	$44,311	$49,955	$57,353

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