



retail SPECIALISTS

AVAILABLE

NEW CONSTRUCTION RETAIL CENTER

1913 N. COLUMBIA STREET (HWY 441), MILLEDGEVILLE, GA 31061



- One block from the main retail intersection of SR 411 and Roberson Mill Rd
- 7,500 SF building on 1.53 acres
- Excellent visibility and ample parking
- One drive thru available
- Across the street from new to market retailers Ross, Hobby Lobby, Bealls and PetSmart
- Convenient to downtown Milledgeville, Oconee Regional Hospital, Georgia College & State University, GA Military College, Central GA Technical School and Industrial Park

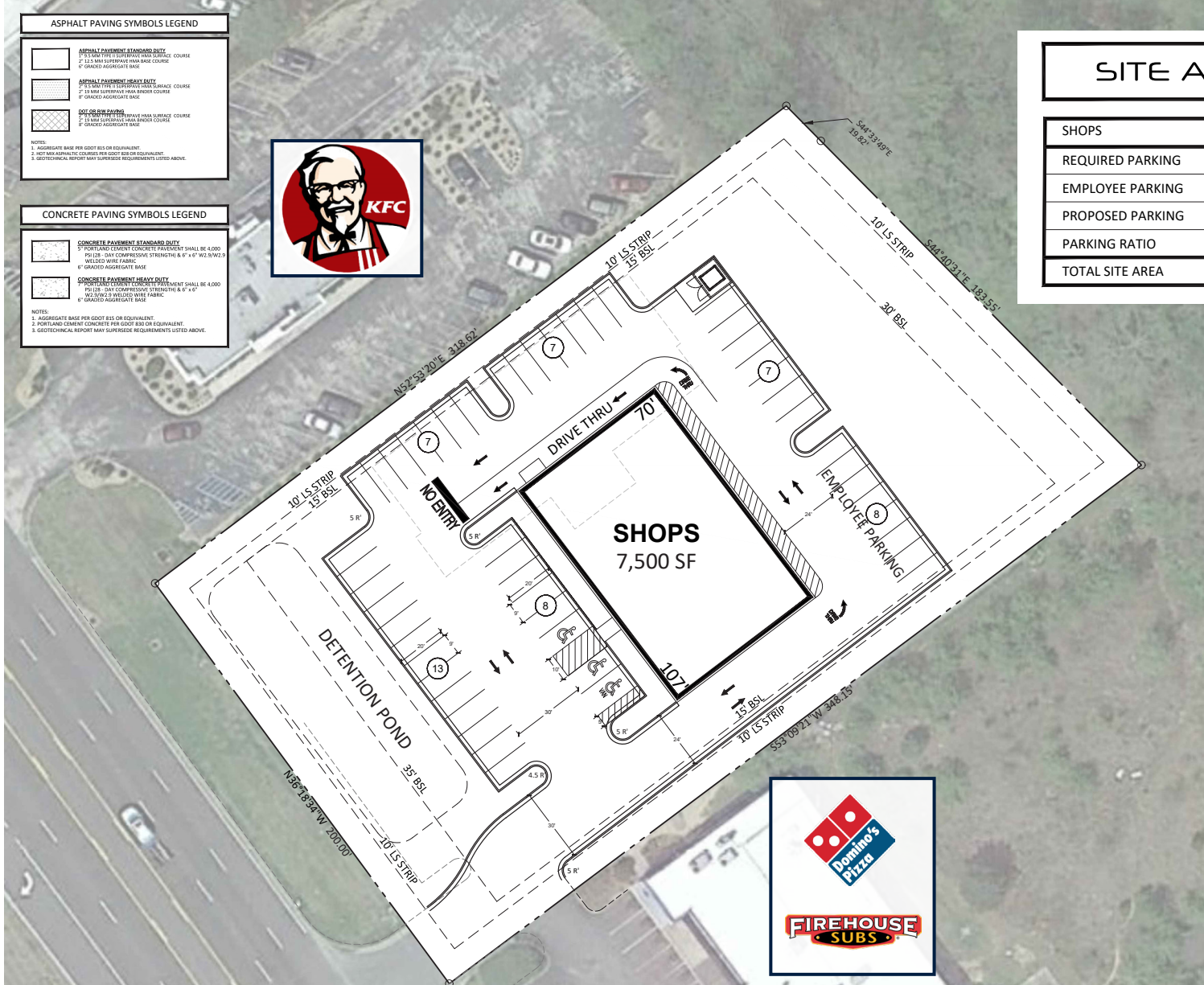
MILE RADIUS	POPULATION	AVG HH INCOME	GROWTH RATE
5	29,372	\$48,948	17.04%
10	47,918	\$55,399	14.25%

SITewise | GDOT





PRELIMINARY SITE PLAN



SITE ANALYSIS	
SHOPS	7,500 S.F.
REQUIRED PARKING	38 SPACES
EMPLOYEE PARKING	15 SPACES
PROPOSED PARKING	50 SPACES
PARKING RATIO	6.67 SPACE/M.S.F.
TOTAL SITE AREA	1.53 ACRES

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