

1.43 Acres for Sale | Excellent Visibility Next to National Tenant

Opportunity Zone Investment | 355 Allen Memorial Dr. | Milledgeville, GA





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FOR FURTHER INFORMATION

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355 Allen Memorial Dr.
Milledgeville, GA

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Property and Location Highlights

- > EXCELLENT VISIBILITY ON ALLEN MEMORIAL DRIVE
- > OPPORTUNITY ZONE INVESTMENT
- > 1.43 ACRES
- > ZONED COMMERCIAL
- > NEXT TO BRAND NEW FAMILY DOLLAR STORE
- > LOCATED IN THE HISTORIC MIDWAY-HARDWICK NEIGHBORHOOD
- > ON MAIN FEEDER INTO MILLEDGEVILLE
- > 1.2 MILES FROM BALDWIN HIGH SCHOOL (THE ONLY PUBLIC HIGH SCHOOL IN BALDWIN COUNTY)
- > HARD CORNER WITH PUBLIC UTILITIES AVAILABLE
- > LAND LEASE / BTS AVAILABLE FOR QUALIFIED TENANTS

> DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population 2018	20,664	29,379	46,938
Projected Population 2023	20,365	28,907	46,182
Average HHI	\$38,498	\$45,734	\$52,815



1.43
ACRES



7,500
VPD



QOZ
INVESTMENT

MILLEDGEVILLE, GA

Milledgeville is the county seat of Baldwin County, GA, and is located 98 miles southeast of Atlanta. Milledgeville served as the capital of Georgia from 1804 to 1868, and is now home to Georgia College. As a college town, Milledgeville offers visitors restaurants, bars, shopping, cultural events, and outdoor activities.

OPPORTUNITY ZONE INVESTMENT

Qualified Opportunity Zone (QOZ) Investment: A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments. QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

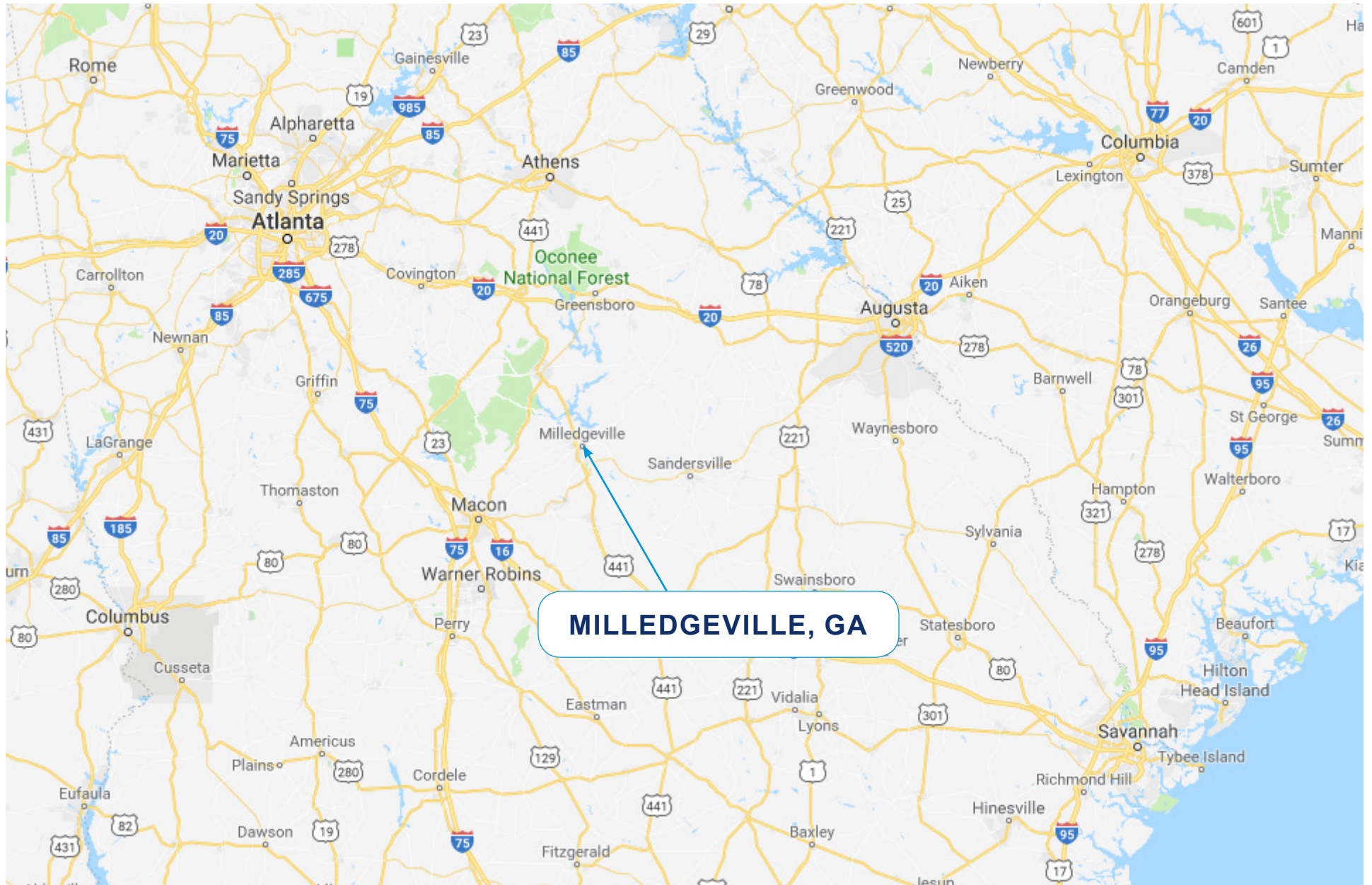
Learn more here:

- [Qualified Opportunity Funds: The Real Estate Industry Weighs In](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones Designed to Incentivize Investment in American Communities](#)
- [U.S. Department of the Treasury: Community Development Financial Institutions Fund \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Economic Innovation Group \(Zone Fact Sheet\)](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)
- [Economic Innovation Group \(Unlocking Private Capital\)](#)

**Disclaimer: Consult tax advisor as it relates to benefits.*

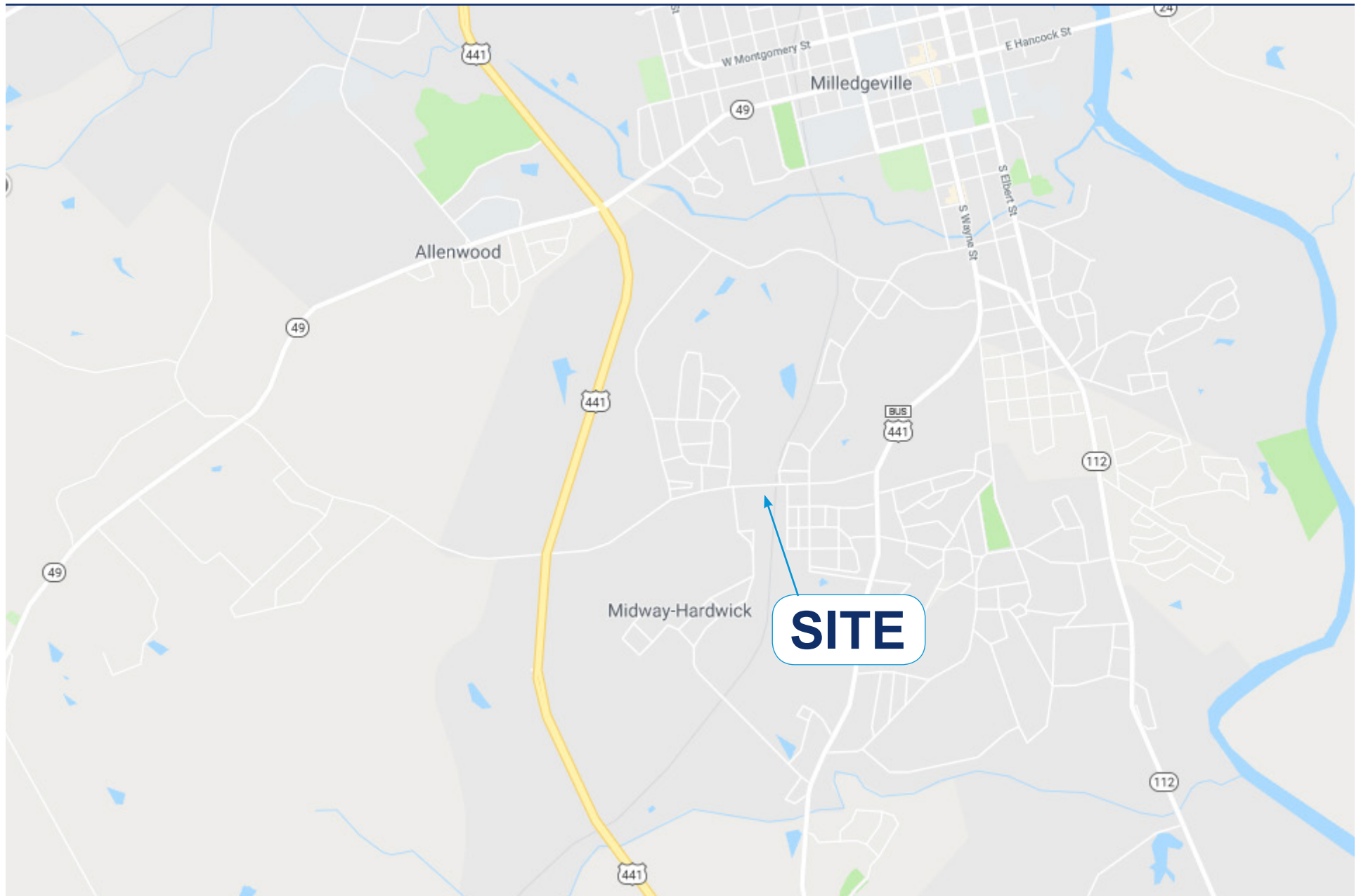


Locator Map



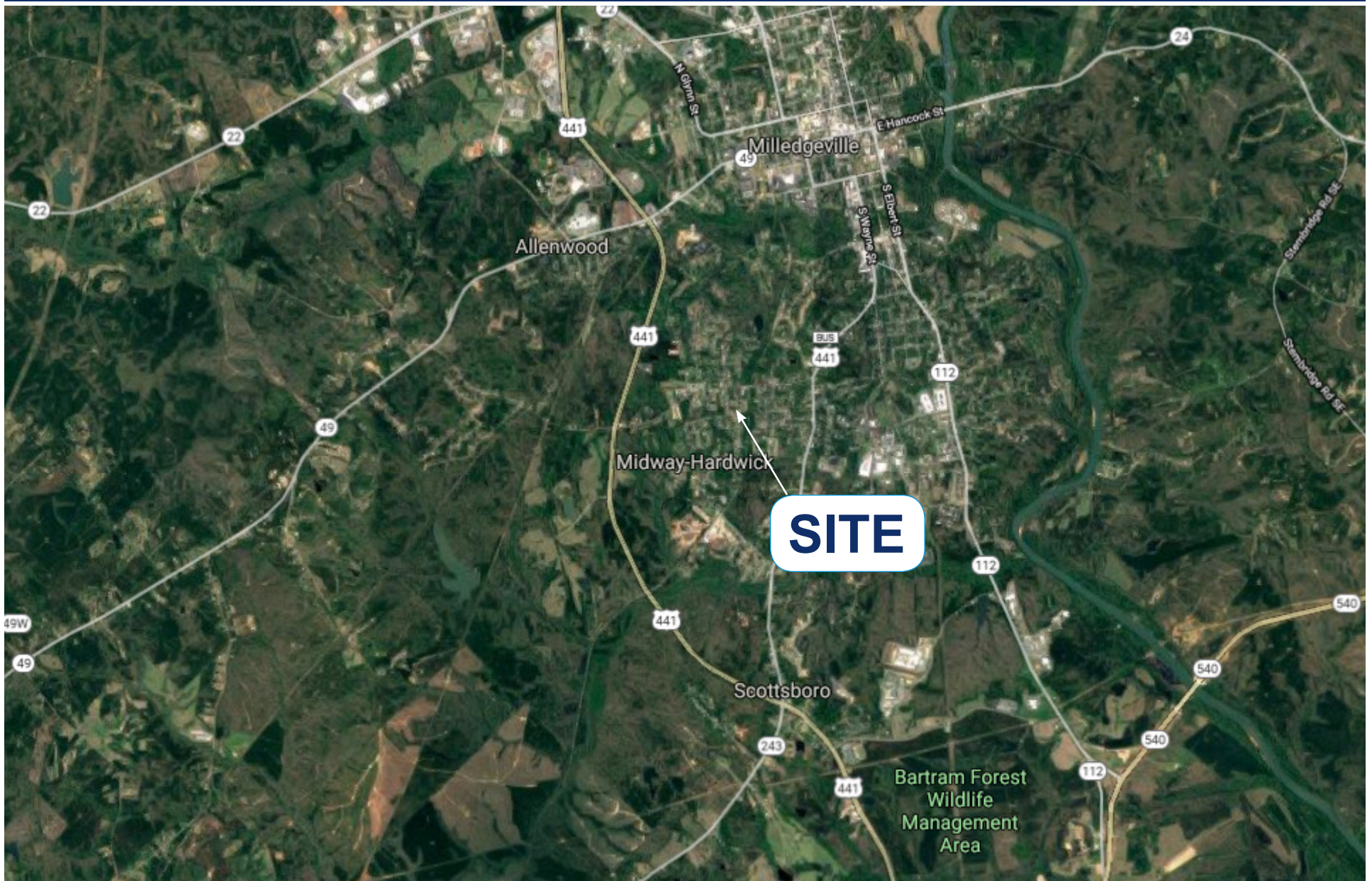


Locator Map



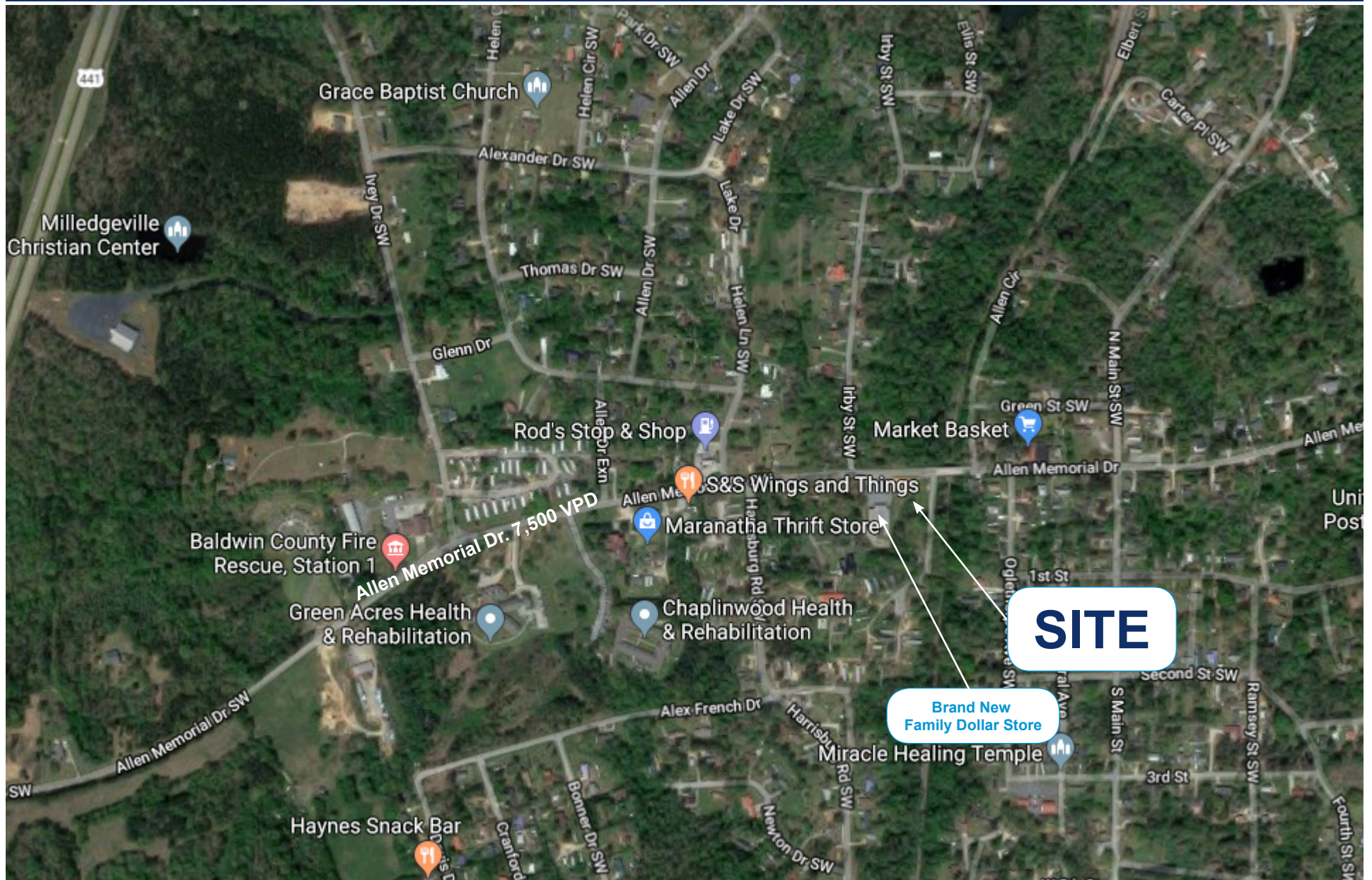


High Aerial





Mid Aerial





Site Aerial





Demographics & Location Overview

The site is very visible with full access along Allen Memorial Drive (7,500 VPD). The site also has high pedestrian traffic and is convenient for neighborhood customers.

DEMOGRAPHIC PROFILE



18,933

POPULATION
CITY OF MILLEDGEVILLE



\$14,988

PER CAPITA INCOME



27

MEDIAN AGE



\$22,204

MEDIAN HOUSEHOLD
INCOME

LOCATION ATTRIBUTES



Established

NEIGHBORHOOD RETAIL SITE



High Visibility

7,500 VPD, INCREASED YEAR-TO-YEAR



Significant

FOOT TRAFFIC FROM RESIDENTS



Adjacent

TO NATIONAL RETAILER



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of nearly \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs

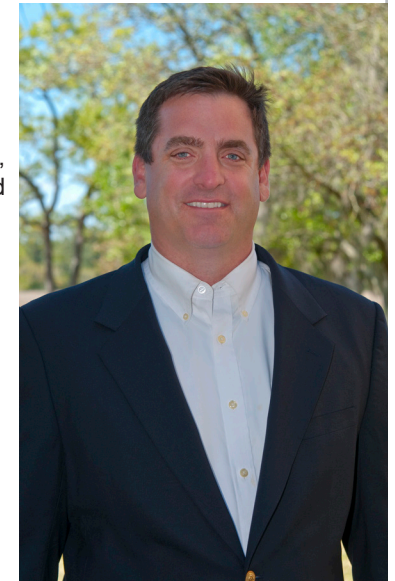
YOUR TWIN RIVERS CAPITAL CONTACT

Phil Rose

Phil provides leasing and management services, with a focus on Tenant Representation, Landlord Representation and Retail Brokerage.

After receiving his SC Real Estate License in 2006, Phil worked with Retail & Investment Property Advisors, LLC/Carolina Retail. He has acted both as a tenant representative for companies such as Little Caesars, Cache, Trek, Cellular Sales, Verizon, Meineke/Maaco, and ZPizza and as a landlord representative for CVS Disposition as well as local and regional investors and property owners.

Phil is licensed in SC, GA and NC, and is a member of the International Council of Shopping Centers and the National Association of Realtors.



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Client Roster

FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON

WALMART
DUNKIN DONUTS
DICK'S
AT&T

HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES