

Old Capitol Square Shopping Center

2485 N. Columbia St.

Milledgeville, GA 31061



TOTAL SQUARE FOOTAGE:

79,025 sf

ANCHORS:

Big Lots (30,625 sf)

Family Dollar (7,200 sf)

TRAFFIC: 34,100 vehicles per day

NOTES: Shopping center is located on a heavily travelled retail corridor, directly across from the Milledgeville Mall.

Lease Rate: \$9.00/sf NNN
Tenant pays utilities

Estimated NNN \$1.50 psf

**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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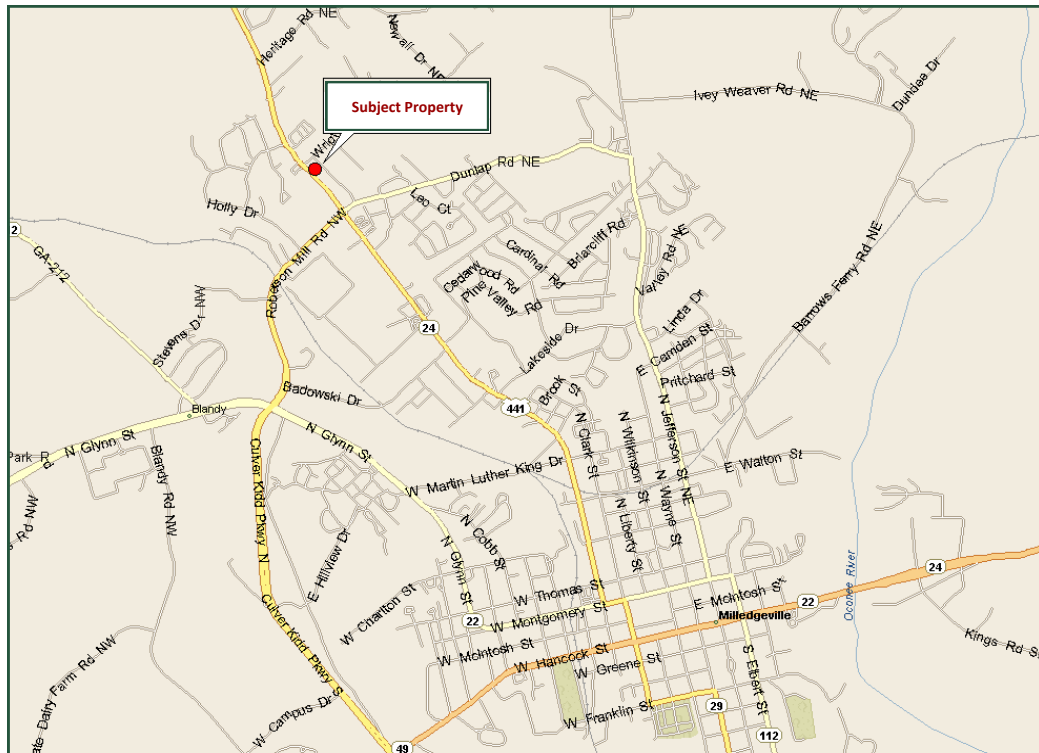
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2018 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,261	16,089	29,514
Median Age	39.1	31.3	33.8
Average HH Income	\$70,789	\$51,605	\$54,622



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Tenant	Unit	Unit SF	Tenant	Unit	Unit SF	Tenant	Unit	Unit SF
PHASE II			PHASE I			PHASE I		
Laundry Room	85	1,200	Lieu's Peking Chinese Restaurant	101	2,400	Acceptance Insurance Inc.	111	1,400
Three Rivers Home Health	86	1,200	Smartphone Repair	103	1,200	AVAILABLE (former Day Spa)	112	2,800
Three Rivers Home Health	87	1,200	AVAILABLE	104	1,200	AVAILABLE	114	1,800
Sweet P's	88	1,200	Family Dollar	105	7,200	Lavicy Men & Womens Clothing	116/117	2,400
AVAILABLE (former loan office)	89	1,800	Off the Leash	106	1,750	EyeCare Assoc. of Middle GA	118	1,800
AVAILABLE (former Buddy's Rent To Own)	90	4,000	Curves	107	1,750	MidSouth Hearing Aid	120	1,200
UNI Beauty Supply	95	4,000	Big Lots	108	30,625	AVAILABLE (former dentist office)	121	1,200
AVAILABLE (former loan office)	100	1,400	Enterprise Rent-A-Car	109	1,400	Sunset Finance	122	1,500
			Lucky Nails	110	1,400			

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