

**REDUCED! Phase II – Kroger Anchored Center**  
2819 North Columbia Street  
Milledgeville, GA 31061 (Baldwin Co)



Summary

Area Info

Aerial

**BRING ALL OFFERS!**



**CONTACT**

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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 2819 North Columbia Street  
Milledgeville, GA 31061

**County:** Baldwin

**Utilities:** All Available

**Frontage:** 500± ft on North Columbia Street

**Property Taxes:** \$3,887.59 (2023 est.)

**Traffic Count:** North Columbia St. – 37,500 VPD

**BRING ALL OFFERS!**

**SITE**

**Site Size:** 19.02 AC

**Parcel ID:** 085 058H

**Zoning:** None – County Land Plan

**REDUCED PRICE: \$60,000 PER ACRE**  
~~**SALE PRICE: \$125,000 PER ACRE**~~

Demographics 2024	5 Miles	10 Miles	15 Miles
Population	17,864	49,131	64,243
Avg HH Income	\$126,499	\$95,226	\$93,075
Median Age	42.2	39.5	40.1

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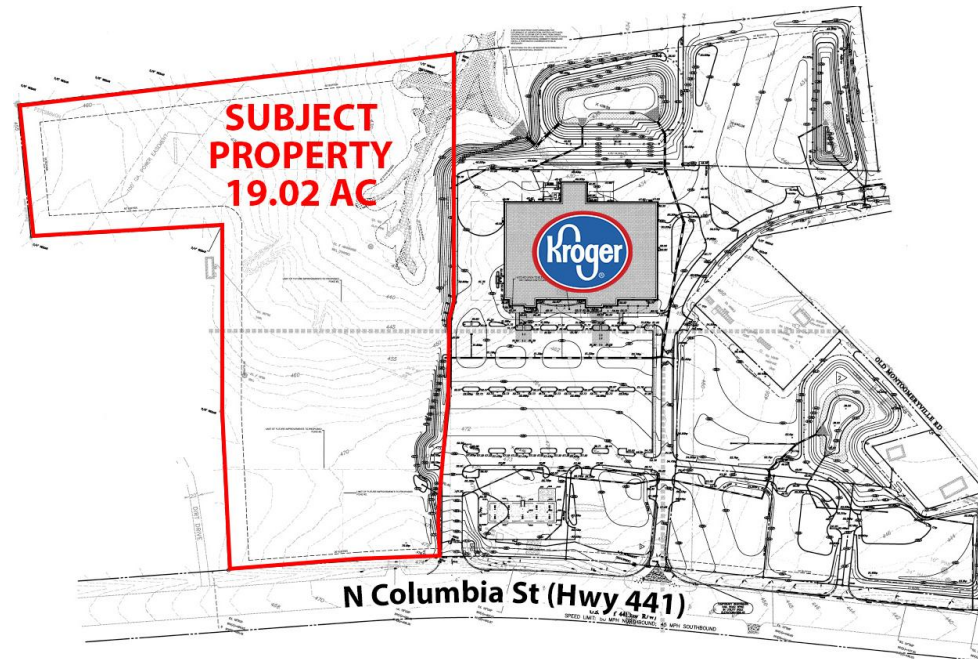
## PROPERTY INFORMATION

### NOTES

This 19.02-acre site offers an exceptional opportunity for retail, office, medical, or multifamily development. With approximately 500 feet of frontage on North Columbia Street (Highway 441) and 37,500 vehicles per day, this property boasts outstanding exposure and easy access. Kroger and adjacent development have a great tenant mix. With unbeatable visibility, and a powerful commercial neighbor mix, this site is development-ready and perfectly positioned.

### LOCATION

Property located in Baldwin County. Cross easements and access to Kroger development and traffic signal on Highway 441. Surrounding neighbors include Kroger, Biba's Italian Restaurant, Ortho Georgia, Five Star Toyota, Milledgeville Chrysler Dodge Jeep RAM, Element Car Wash, and many more restaurant, retailer, and businesses.



### Ideal For:

- ✓ Big-box retail
- ✓ Mixed-use or multifamily development
- ✓ Medical or professional offices
- ✓ Hospitality or restaurant sites

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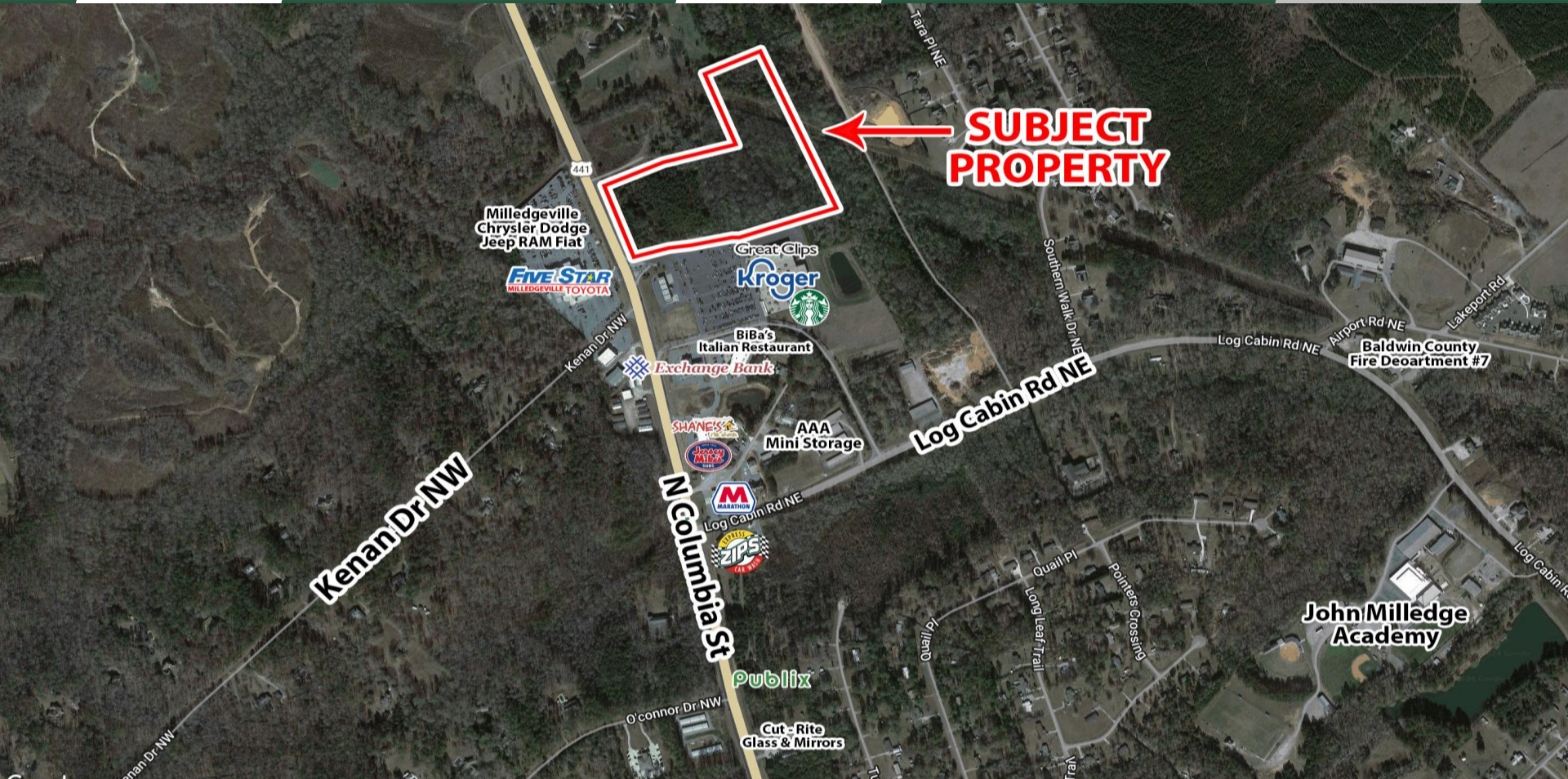
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