

12± ACRES FOR SALE

2631B - 2633 N Columbia Street

Milledgeville, GA 31061

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



Lot Size: ±12 Acres

Zoning: Community Commercial

Frontage: 540'

Utilities: All Available

Taxes: \$11,375.98 (2023 est., City & County)

Topography: Gently Rolling

Traffic Count: 19,800 VPD on N Columbia Street

Neighbors: Marriott Fairfield Inn, Butler Ford, Butler Honda, Walmart Super Center, Andalusia (home of Flannery O'Connor), Childre Chevrolet, Flooring Décor, John Deere Tractor, and many other retail businesses.

Notes: Owner will divide, and also do a build to suit. Site is located 1 mile south of the new Publix development, and 3/4 mile from Walmart. High traffic area with great visibility. Site has 2 approved curb cuts for easy access to Highway 441, and has access at the rear onto Joyner Road. Ideal location for mixed use development including multifamily, retail, assisted living, and medical office.

Reduced Price: \$65,000 Per Surveyed Acre
~~**Sale Price: \$75,000 Per Surveyed Acre**~~

**FOR MORE
INFORMATION
CONTACT**

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