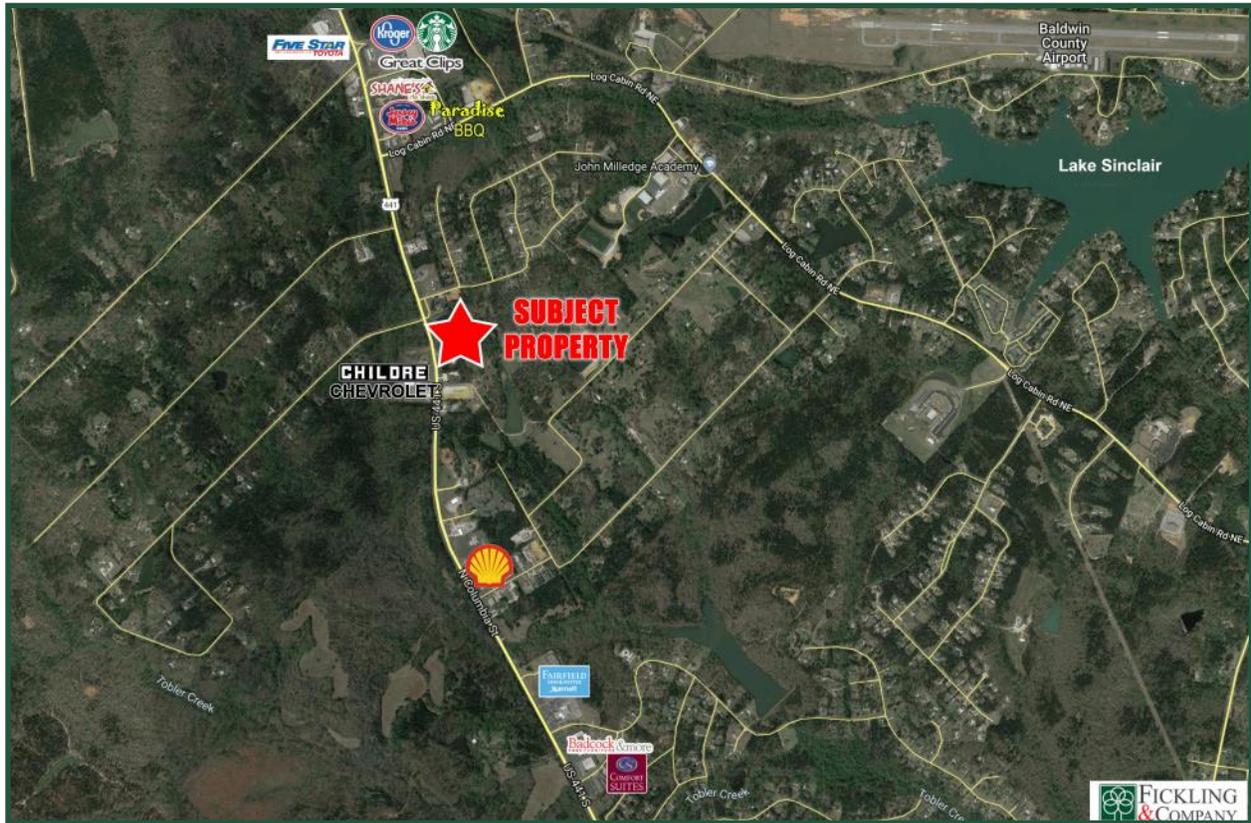


**1.17 ACRES FOR SALE**  
 2721 N. Columbia Street  
 Hwy. 441  
 Milledgeville, GA 31069

**REDUCED**

**FICKLING & COMPANY**  
 A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



**Size:** 1.17 acres

**Frontage:** 166'

**Depth:** 350'

**Zoning:** none –land plan (Baldwin Co.)

**Utilities:** County water, septic

**Traffic:** 20,500 VPD

**Taxes:** \$1,084.04 (2019)

**Notes:** This commercial lot is located in the path of growth. Neighbor's include Kroger, Childre Chevrolet, Ortho Georgia medical clinic, Bibas Italian Restaurant, Dr. Bruce Leah's Dental Office, Ameriprise Financial Services, Fairway Mortgage, Protective Financial Services, Five Star Toyota and Five Star Dodge. Located 3 miles to Lake Sinclair and 5 miles to downtown Milledgeville and Georgia College and State University.

2019 DEMOS	3 Mile	5 Mile	10 Mile
Population	8,666	22,662	48,355
Median Age	38.8	34.1	37.3
Average HH Income	\$72,580	\$55,717	\$56,643

~~**Sale Price: \$189,000**~~  
**Reduced Price: \$169,000**

**FOR MORE  
 INFORMATION  
 CONTACT**

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 478-746-9421 (O)  
 478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

**Patty Burns, CCIM, ALC**  
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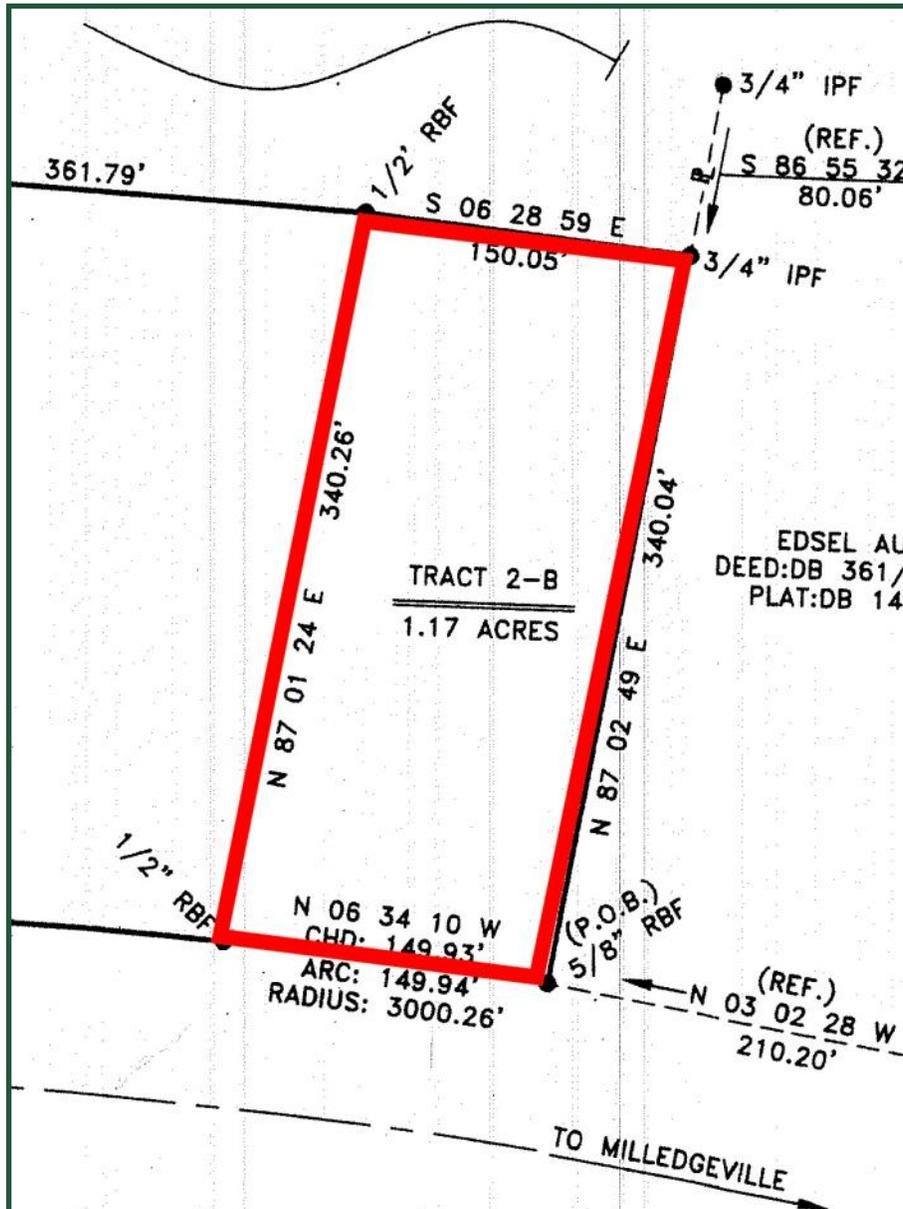
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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1.17 ACRES FOR SALE  
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# PLAT



**Ideal Location for office, retail, medical use, insurance company, real estate office, medical office, bank or multi tenant retail.**

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