

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



Summary

Area Info

Aerial



**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 Street – 37,500

**SITE**

**Site Size:** 19.02 AC

**Parcel ID:** 085 058H

**Zoning:** None – County Land Plan

**REDUCED PRICE: \$70,000 PER ACRE**  
~~**SALE PRICE: \$125,000 PER ACRE**~~

Demographics 2023	5 Miles	10 Miles	15 Miles
Population	17,647	48,716	63,972
Avg HH Income	\$128,588	\$95,549	\$92,251
Median Age	41.4	39.2	40.3

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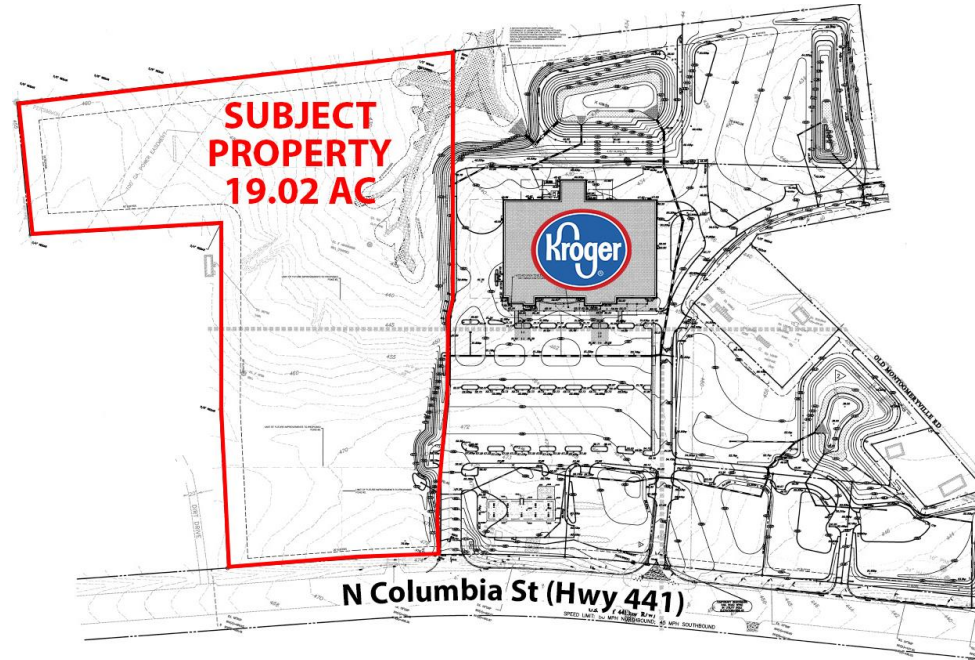
## PROPERTY INFORMATION

### NOTES

Great site with high visibility and high traffic. Kroger and adjacent development have a great tenant mix. Ideal for retail, office, medical, or multifamily.

### LOCATION

Property is 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.



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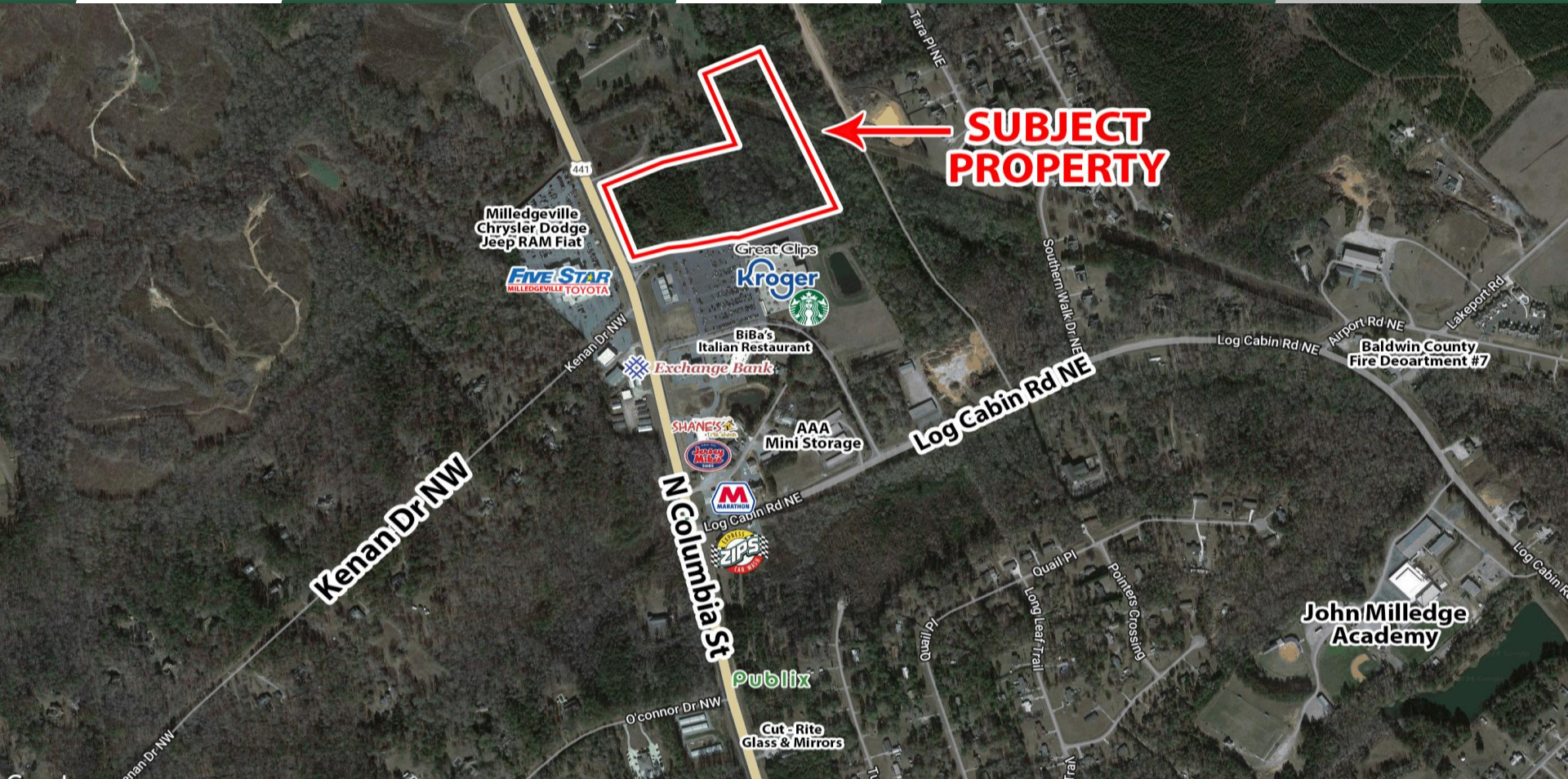
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