

For Sale 43.5± Acres
Mixed Use Development Opportunity
 2910 North Columbia St.
 Milledgeville, GA 31061

FICKLING & COMPANY
 A Full Service Real Estate Company
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Location: Located in Baldwin County in the path of growth.
Size: ± 43.5 acres
Frontage: 2,243' on Hwy 441
 1,535' deep
Utilities: All available
Zoning: Land Use Plan - Commercial
Traffic: 21,100 vehicles per day on Hwy 441
Topo: Level to gently rolling.
Notes:

- Located 1 mile north of Kroger Shopping Center.
- Trade area covers 8 counties.
- Convenient to retail, shopping, banking & Lake Sinclair.
- High income neighborhoods nearby.
- Ideal location for retail development, multifamily, mini storage or office.

PRICE REDUCED: \$30,000

~~**Sale Price: \$38,000**~~

(per surveyed acre)

**See Mixed Use
 Conceptual
 Plan on back**



**FOR MORE
 INFORMATION
 CONTACT**

Trip Wilhoit, CCIM, ALC
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 478-960-4080 (C)
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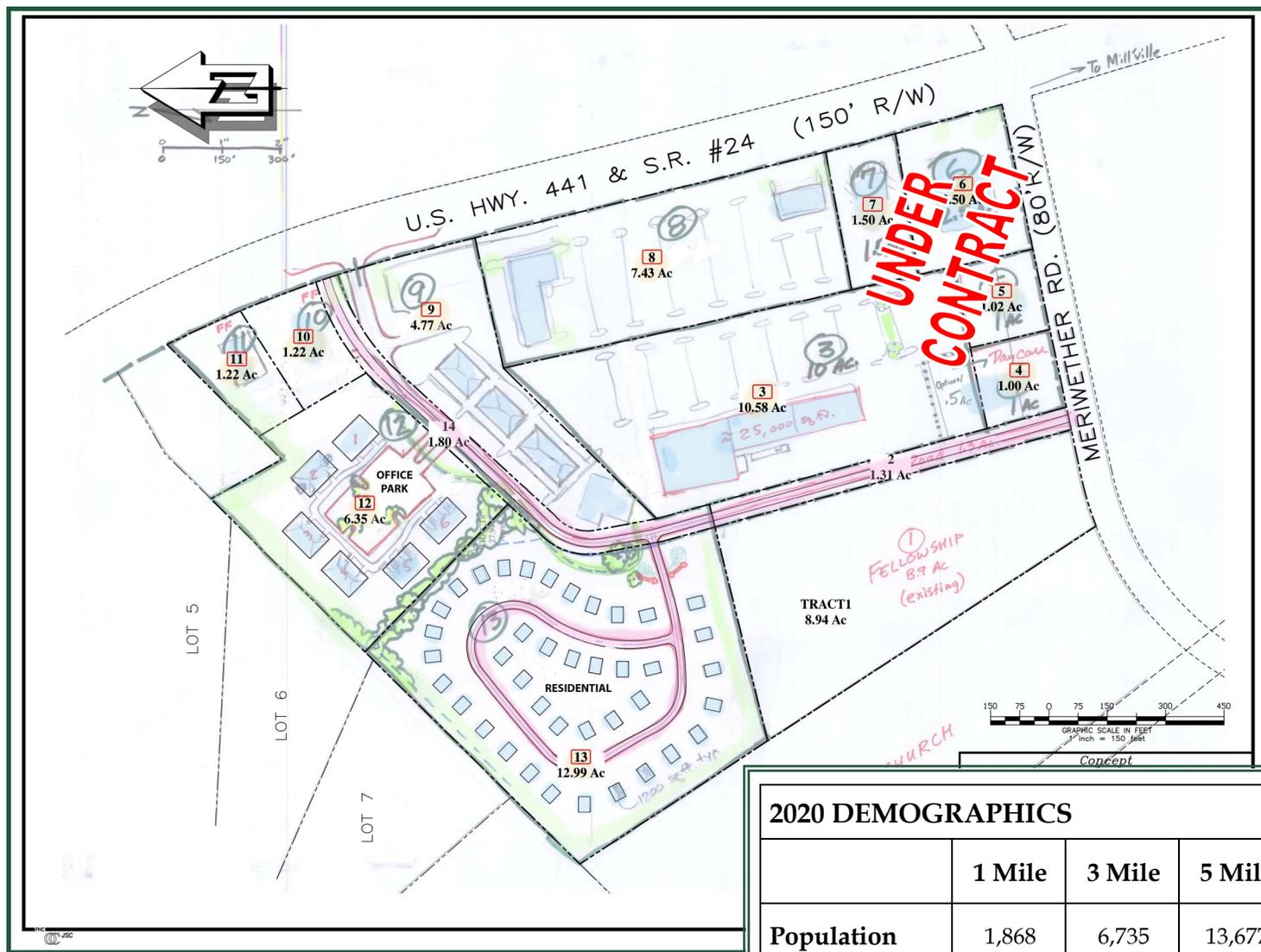
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Mixed Use Conceptual Plan



2020 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	1,868	6,735	13,677
Median Age	40.3	42.6	43.2
Average HH Income	\$86,831	\$85,555	\$80,044

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