

# Subject Property

1830 N Columbia St - El Tequila Grill

**1830 N Columbia St - El Tequila Grill**   
Milledgeville, GA 31061 - Georgia South Area



## OWNER

K-1 Beauty Supply

Purchased 5/28/2013

\$400,000 (-/Unit)

## TRAFFIC COUNTS

N Columbia St/Hammock Rd NW **26.2K**

Garrett Way/Lata Ter **7.6K**

North Columbia Street/Russell D... **25.5K**

North Columbia Street/Hammoc... **25.6K**

## LOCATION

Location Score: **Below National Avg (17)**

Walk Score®: **Somewhat Walkable (51)**

Transit Score®: **Minimal Transit (0)**

## PROPERTY

Type:	<b>Restaurant</b>	Tenancy:	<b>1 Tenant</b>
Center:	-	Construction:	<b>Reinforced Concrete</b>
GLA:	<b>6,000 SF</b>	Land AC:	<b>1.08 AC</b>
Year Built/Renov	<b>1995</b>	Building FAR:	<b>0.13</b>
Floors:	<b>1</b>	Total Expenses:	-
Loading Docks:	-		
Parking	<b>68 Surface Spaces are available</b>		
Features:	-		
Frontage:	<b>200' on N Columbia St (with 2 curb cuts)</b>		

## VACANCY

Current:	<b>0%</b>
Last Quarter:	<b>0%</b>
Year Ago:	<b>0%</b>
Peers:	<b>0%</b>
Submarket:	<b>3.0%</b>

## NNN ASKING RENTS PER SF

Current:	<b>\$12-15 (Est)</b>
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	<b>\$15.49</b>
Submarket (Market Rent):	<b>\$11.85</b>

## 12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	-
Peers Count:	<b>17</b>
Peers Avg:	-
Submarket:	<b>458,982</b>

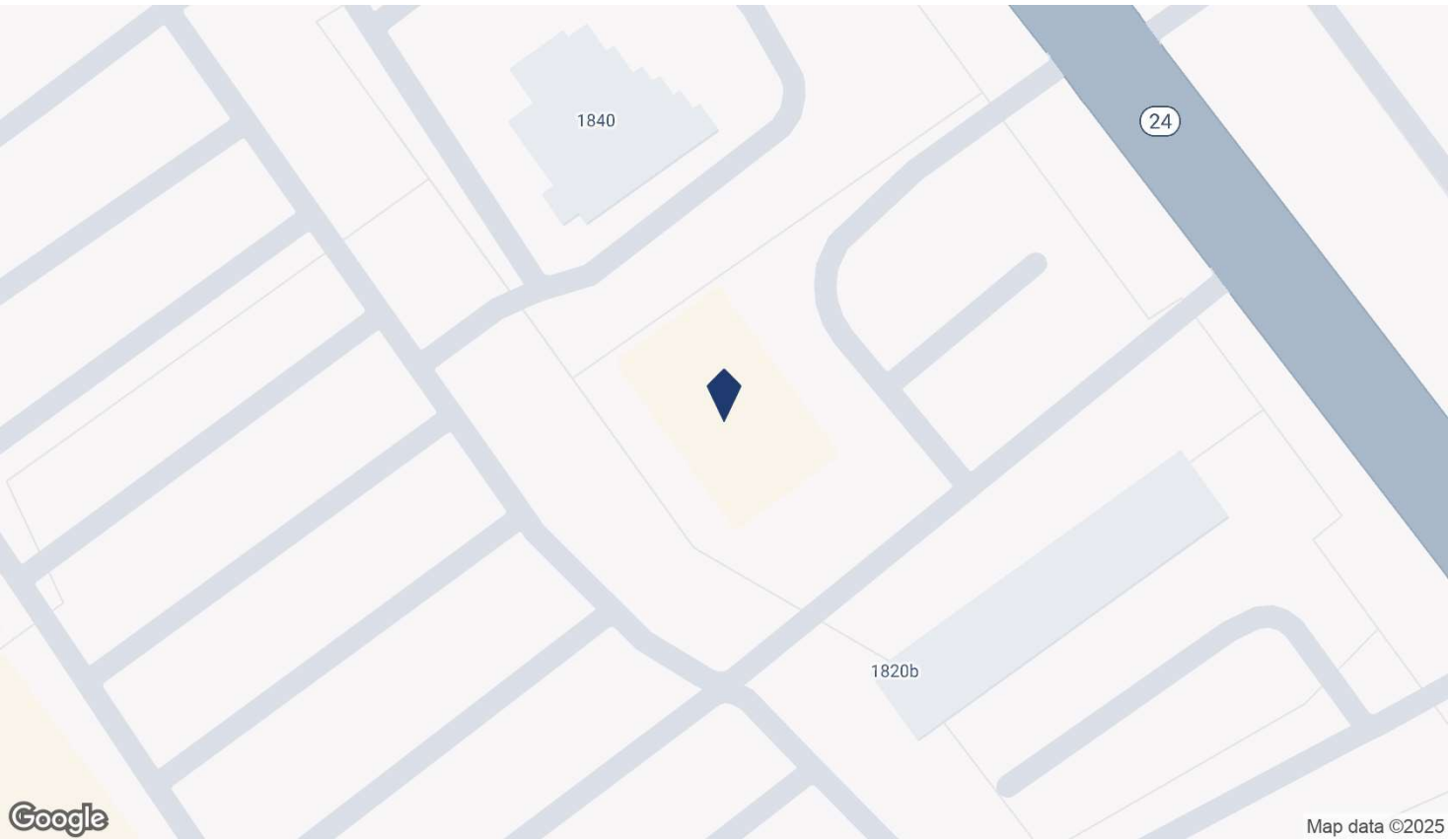
## AVAILABLE SPACES

**Currently No Available Spaces**

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## SITE PLAN



## TENANTS

Tenant		Store Type	SF Occupied	Chain	Move Date	Exp Date
K Beauty Supply	<a href="#">Link</a>	-	6,000	No	Jan 2016	-

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AERIAL VIEW

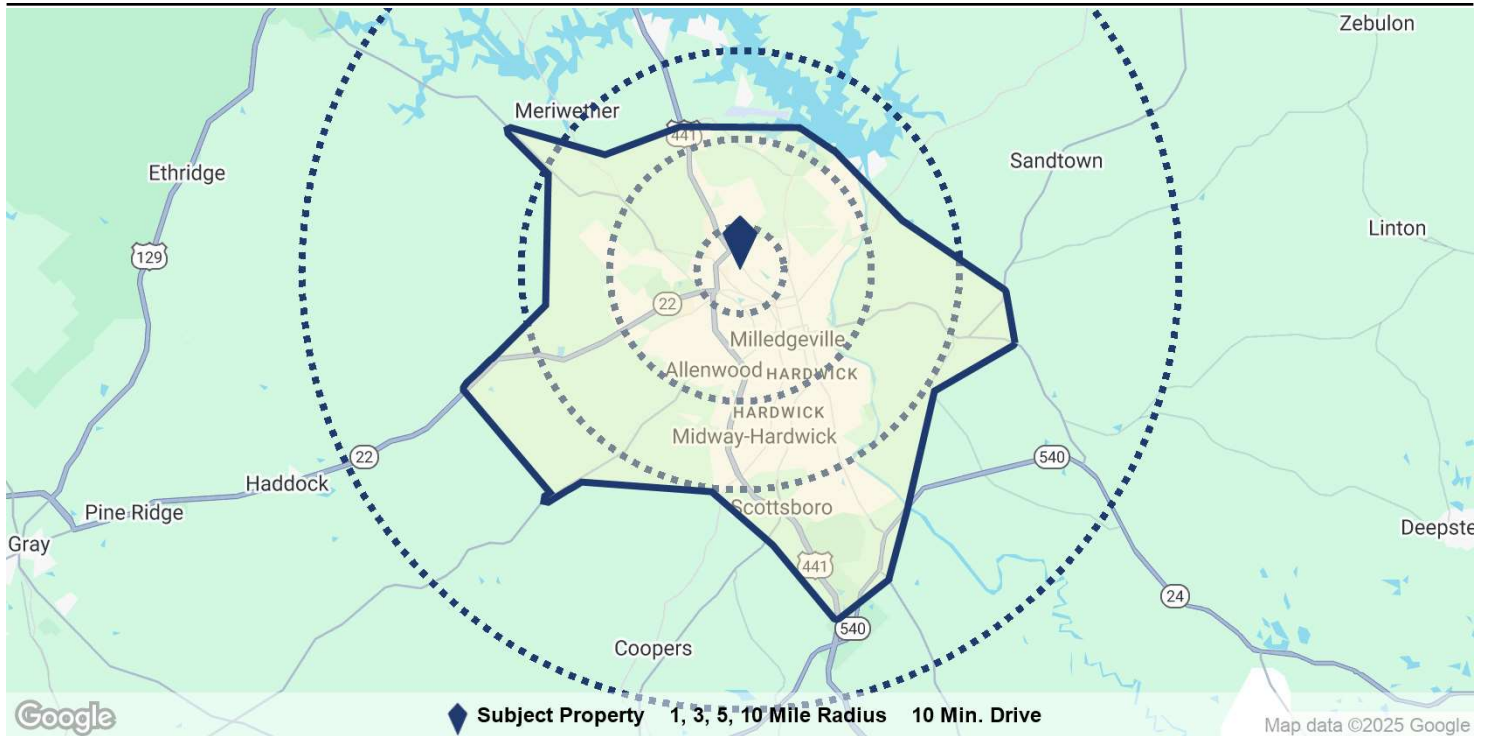




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## DEMOGRAPHICS

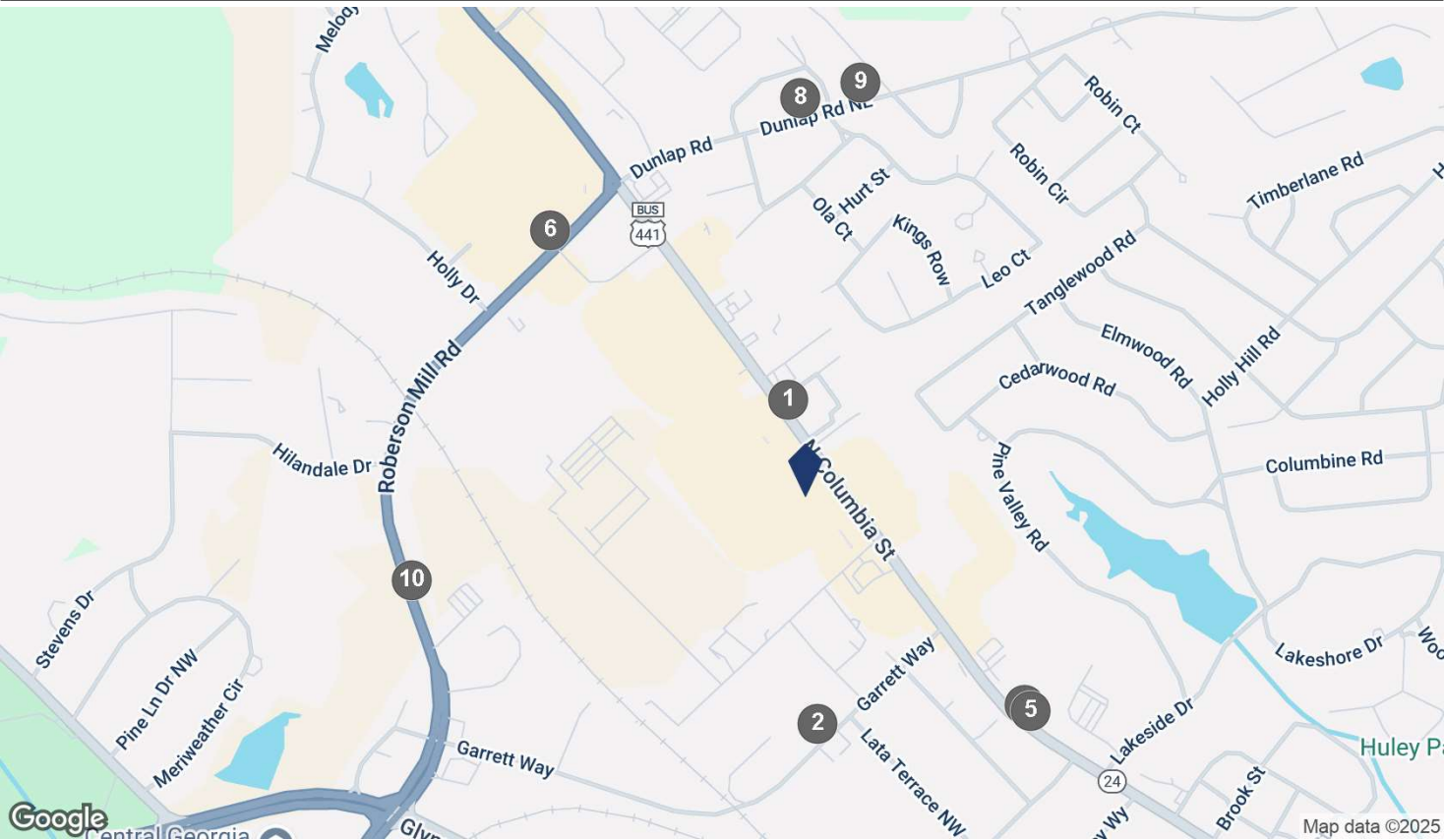


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	3,031	16,677	27,864	48,777	27,874
5 Yr Growth	-2.0%	-0.3%	0%	1.2%	0%
Median Age	42	30	35	40	35
5 Yr Forecast	42	32	35	41	36
White / Black / Hispanic	41% / 49% / 4%	50% / 43% / 3%	47% / 46% / 3%	54% / 39% / 3%	45% / 49% / 3%
5 Yr Forecast	41% / 49% / 4%	50% / 43% / 3%	47% / 46% / 3%	55% / 39% / 3%	45% / 49% / 3%
Employment	5,565	13,903	16,299	17,965	10,907
Buying Power	\$81.6M	\$254.7M	\$462.8M	\$993.8M	\$432.5M
5 Yr Growth	4.7%	2.4%	2.3%	2.8%	1.0%
College Graduates	35.2%	23.6%	23.4%	22.0%	23.8%
<b>Household</b>					
Households	1,316	6,659	11,039	18,780	10,776
5 Yr Growth	-2.0%	-0.3%	-0.1%	1.3%	0%
Median Household Income	\$62,024	\$38,247	\$41,927	\$52,917	\$40,133
5 Yr Forecast	\$66,228	\$39,284	\$42,893	\$53,707	\$40,563
Average Household Income	\$77,087	\$59,554	\$61,131	\$68,940	\$57,989
5 Yr Forecast	\$79,428	\$61,210	\$62,737	\$70,326	\$58,730
% High Income (>\$75K)	46%	28%	28%	36%	27%
<b>Housing</b>					
Median Home Value	\$165,246	\$183,485	\$172,037	\$179,027	\$150,162
Median Year Built	1978	1980	1981	1987	1980
Owner / Renter Occupied	53% / 47%	38% / 62%	46% / 54%	60% / 40%	45% / 55%

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## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 N Columbia St	Hammock Rd NW - SE	26,163	2025	0.11 mi
2 Garrett Way	Lata Ter - NE	7,618	2025	0.36 mi
3 North Columbia Street	Russell Dr NW - SE	25,512	2025	0.46 mi
4 North Columbia Street	Hammock Rd NW - SE	25,600	2021	0.46 mi
5 N Columbia St	Russell Dr NW - SE	25,862	2024	0.47 mi
6 Roberson Mill Rd	Robertson Mill Rd - NE	24,005	2025	0.51 mi
7 Dunlap Road	Stoneridge Way - NE	8,900	2021	0.55 mi
8 Dunlap Road	Reeves Cir - E	9,966	2025	0.55 mi
9 Dunlap Rd NE	Woodview Cir - E	10,760	2025	0.57 mi
10 Roberson Mill Road	US Hwy 441 - S	21,242	2020	0.59 mi



## Demographics

# El Tequila Grill

1830 N Columbia St

6,000 SF Retail Restaurant

Milledgeville, Georgia - Georgia South Area Submarket

PREPARED BY

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Max Muenchen  
Leasing Associate



# Income & Spending Demographics

1830 N Columbia St - El Tequila Grill

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	1,315		6,658		11,041		10,776	
<\$25,000	177	13.46%	2,455	36.87%	3,626	32.84%	3,660	33.96%
\$25,000 - \$50,000	286	21.75%	1,502	22.56%	2,545	23.05%	2,565	23.80%
\$50,000 - \$75,000	249	18.94%	844	12.68%	1,769	16.02%	1,679	15.58%
\$75,000 - \$100,000	314	23.88%	765	11.49%	1,234	11.18%	1,194	11.08%
\$100,000 - \$125,000	54	4.11%	276	4.15%	618	5.60%	623	5.78%
\$125,000 - \$150,000	185	14.07%	364	5.47%	436	3.95%	418	3.88%
\$150,000 - \$200,000	6	0.46%	199	2.99%	409	3.70%	298	2.77%
\$200,000+	44	3.35%	253	3.80%	404	3.66%	337	3.13%
2024 Avg Household Income	\$77,087		\$59,554		\$61,131		\$57,989	
2024 Med Household Income	\$62,024		\$38,247		\$41,927		\$40,133	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$36.4M		\$160M		\$271.7M		\$257.5M	
Total Apparel	\$2M	5.41%	\$9.2M	5.73%	\$15.2M	5.59%	\$14.7M	5.69%
Women's Apparel	\$787.4K	2.16%	\$3.5M	2.22%	\$5.8M	2.14%	\$5.6M	2.16%
Men's Apparel	\$409.8K	1.13%	\$1.8M	1.11%	\$3M	1.10%	\$2.8M	1.10%
Girl's Apparel	\$130.6K	0.36%	\$662.2K	0.41%	\$1.1M	0.41%	\$1.1M	0.42%
Boy's Apparel	\$91.3K	0.25%	\$474.8K	0.30%	\$800.1K	0.29%	\$796.2K	0.31%
Infant Apparel	\$89.3K	0.25%	\$492.2K	0.31%	\$797.8K	0.29%	\$792.2K	0.31%
Footwear	\$461.5K	1.27%	\$2.2M	1.39%	\$3.7M	1.36%	\$3.6M	1.40%

Total Entertainment & Hobbies	\$5.6M	15.36%	\$25M	15.63%	\$43.1M	15.87%	\$41.1M	15.96%
Entertainment	\$501.9K	1.38%	\$2.9M	1.84%	\$5M	1.85%	\$4.8M	1.86%
Audio & Visual Equipment/Service	\$1.4M	3.83%	\$6.2M	3.87%	\$10.5M	3.87%	\$10.1M	3.93%
Reading Materials	\$68.5K	0.19%	\$240.5K	0.15%	\$427.5K	0.16%	\$391.2K	0.15%
Pets, Toys, & Hobbies	\$851.4K	2.34%	\$3.7M	2.33%	\$6.3M	2.31%	\$5.9M	2.29%
Personal Items	\$2.8M	7.62%	\$11.9M	7.44%	\$20.9M	7.68%	\$19.9M	7.72%

Total Food and Alcohol	\$9.7M	26.66%	\$42.2M	26.36%	\$71.2M	26.21%	\$67.8M	26.33%
Food At Home	\$5.1M	13.89%	\$22.9M	14.33%	\$39M	14.36%	\$37.8M	14.69%
Food Away From Home	\$4.1M	11.17%	\$16.8M	10.48%	\$28.1M	10.34%	\$26.2M	10.18%
Alcoholic Beverages	\$580.4K	1.60%	\$2.5M	1.55%	\$4.1M	1.50%	\$3.7M	1.45%

Total Household	\$5.6M	15.30%	\$22.1M	13.84%	\$39.2M	14.44%	\$36.6M	14.20%
House Maintenance & Repair	\$1.1M	3.04%	\$4M	2.52%	\$8M	2.94%	\$7.5M	2.92%
Household Equip & Furnishings	\$2.3M	6.28%	\$9.5M	5.96%	\$16.4M	6.02%	\$15.3M	5.93%
Household Operations	\$1.6M	4.30%	\$6.4M	3.99%	\$11M	4.06%	\$10.4M	4.02%
Housing Costs	\$610.9K	1.68%	\$2.2M	1.37%	\$3.8M	1.41%	\$3.4M	1.33%

# Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$9.9M</b>	<b>27.26%</b>	<b>\$46.3M</b>	<b>28.95%</b>	<b>\$77M</b>	<b>28.33%</b>	<b>\$73.6M</b>	<b>28.58%</b>
Vehicle Purchases	\$5M	13.84%	\$24.9M	15.54%	\$40.7M	14.98%	\$39.2M	15.22%
Gasoline	\$2.7M	7.55%	\$12.5M	7.80%	\$21M	7.74%	\$20.2M	7.83%
Vehicle Expenses	\$128.3K	0.35%	\$541.7K	0.34%	\$1.1M	0.39%	\$938.6K	0.36%
Transportation	\$813.5K	2.24%	\$2.9M	1.82%	\$5.1M	1.88%	\$4.6M	1.80%
Automotive Repair & Maintenance	\$1.2M	3.29%	\$5.5M	3.44%	\$9.1M	3.34%	\$8.7M	3.37%
<b>Total Health Care</b>	<b>\$1.7M</b>	<b>4.61%</b>	<b>\$6.9M</b>	<b>4.28%</b>	<b>\$12.2M</b>	<b>4.50%</b>	<b>\$11.7M</b>	<b>4.56%</b>
Medical Services	\$894.3K	2.46%	\$3.6M	2.26%	\$6.4M	2.36%	\$6.1M	2.36%
Prescription Drugs	\$575.3K	1.58%	\$2.4M	1.52%	\$4.4M	1.62%	\$4.3M	1.67%
Medical Supplies	\$208.7K	0.57%	\$797.2K	0.50%	\$1.4M	0.52%	\$1.4M	0.53%
<b>Total Education/Day Care</b>	<b>\$2M</b>	<b>5.39%</b>	<b>\$8.3M</b>	<b>5.21%</b>	<b>\$13.8M</b>	<b>5.06%</b>	<b>\$12.1M</b>	<b>4.68%</b>
Education	\$1.3M	3.50%	\$5.7M	3.57%	\$9.2M	3.39%	\$8M	3.11%
Fees & Admissions	\$688.3K	1.89%	\$2.6M	1.64%	\$4.5M	1.67%	\$4M	1.57%