

PROJECT HIGHLIGHTS

FOR LEASE: 6,000 square foot strip center redevelopment in Milledgeville, GA that is an outparcel to Tractor Supply and Food Depot.

The property benefits from being within close proximity to Georgia College & State University (**6,800+ Students**), Central Georgia Technical College (**15,000+ Students**) and Georgia Military College (**3,900+ Students**).

National retailers in this corridor include: Hobby Lobby, Ross, Lowe's, Bealls, PetSmart, Chick-Fil-A, TJ Maxx, and Walmart.

The property features an endcap with a drive-thru, freestanding signage, and two full access curb cuts on N Columbia St.



TRAFFIC COUNTS

28,707 VPD – N Columbia Street

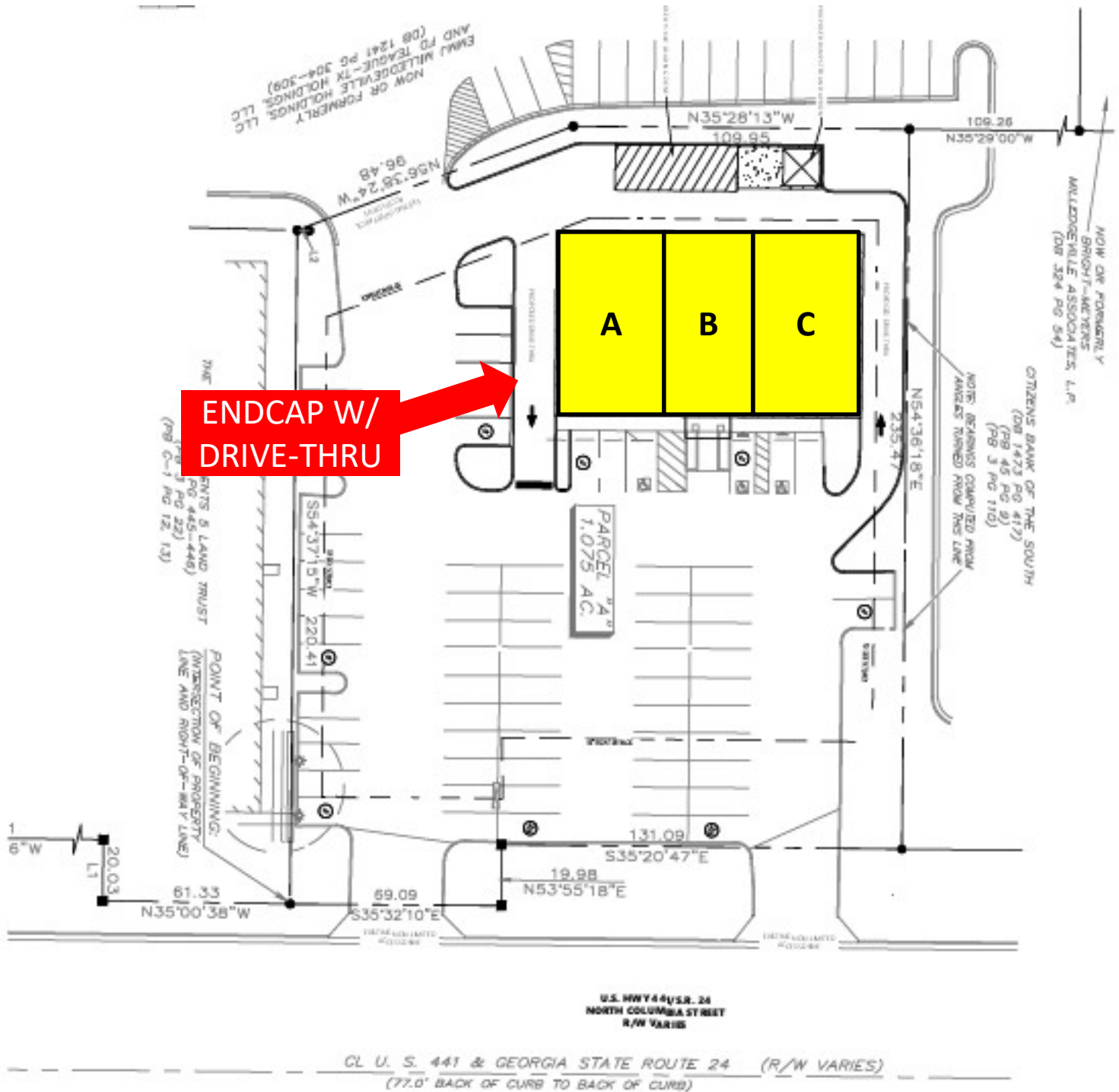
Total Population:

Total Households:

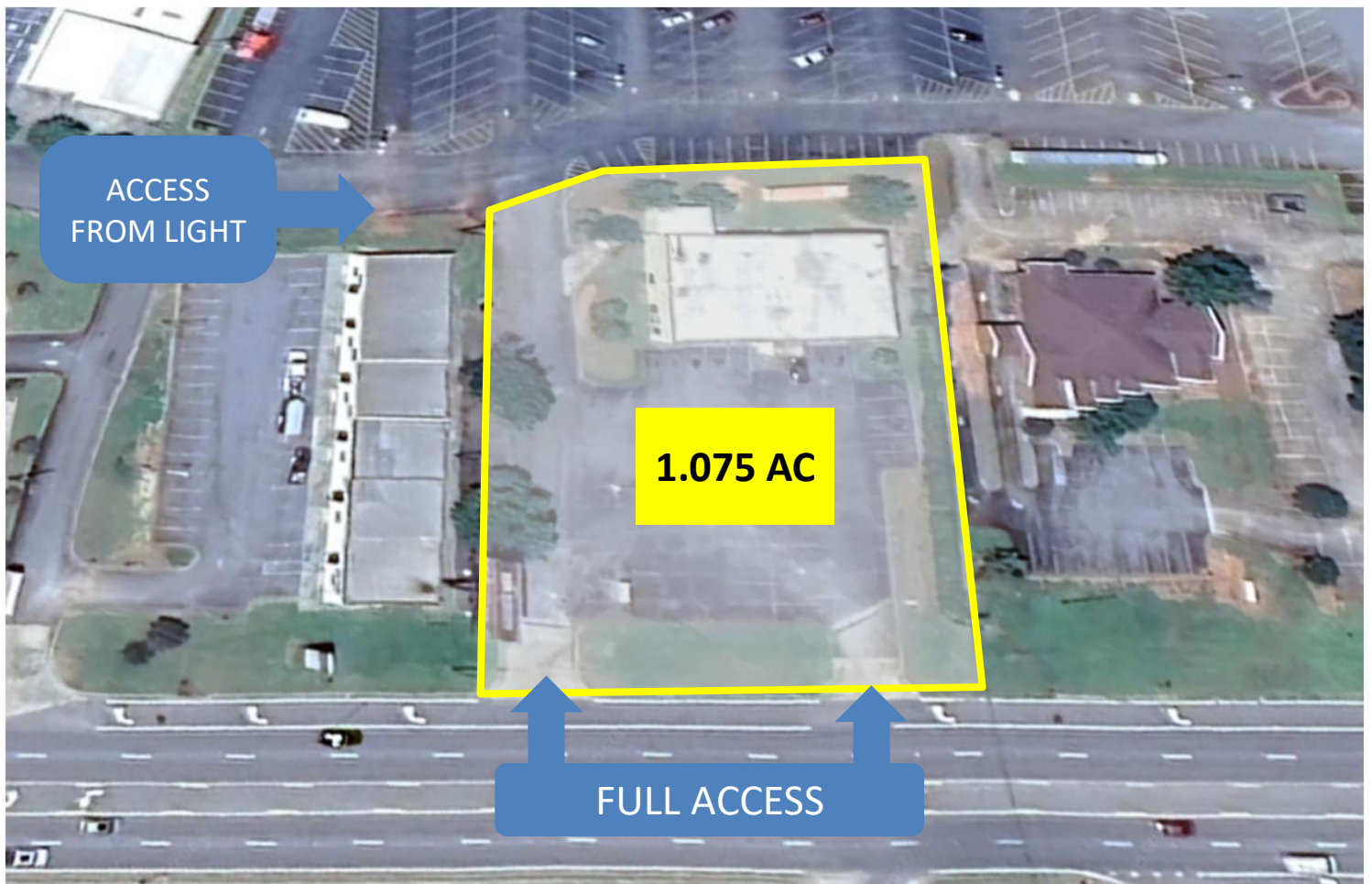
Avg. HH Income:

	3-Mile	5-Mile	10-Mile
Total Population:	16,677	27,864	48,777
Total Households:	6,659	11,039	18,780
Avg. HH Income:	\$59,554	\$61,131	\$68,940

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



SUITE	TENANT	DIMENSION	SIZE (SF)
A	AVAILABLE	36' x 60'	2,160
B	AVAILABLE	28' x 60'	1,680
C	AVAILABLE	36' x 60'	2,160



RENDERING



**DRIVE-THRU
AVAILABLE**

ACTUAL

