

100 Units

Lennar at Milledge Commons

**BiBa's** Great Clips  
ITALIAN RESTAURANT

**AtriumHealth** Navicent  
**DIVA** NAILS & SPA

**Kroger**



**T-Mobile**  
**Q TAN**  
**WING STOP**

**Publix**

N Columbia St

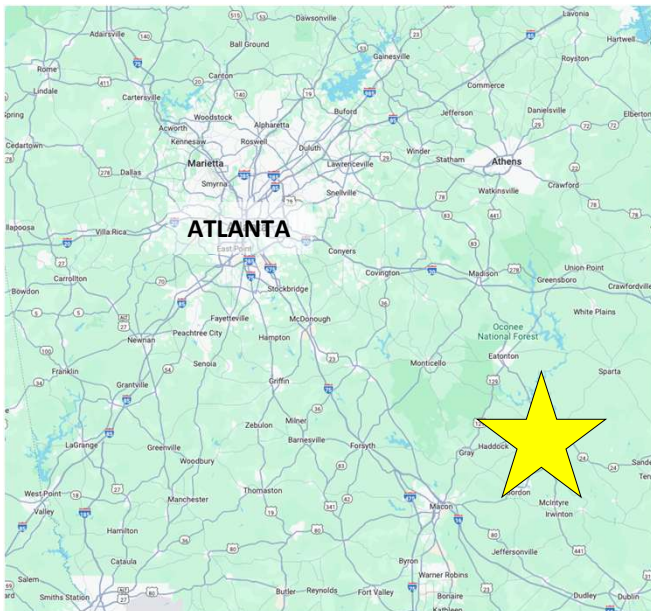
21,962 VPD

MILLEDGEVILLE

**TOYOTA**

**ups**  
THE UPS STORE

**Republic**  
FINANCE



## PROJECT HIGHLIGHTS

**FOR LEASE** : 3,540 square foot space at The Shops at Montgomery, a 12,780 SF strip center in Milledgeville, GA that is an outparcel to Kroger (**1.2 million visits**). Adjacent to the center is Lakeside Commons, Milledgeville's only Publix.

The property sits up the street From Georgia College & State University (**6,811 Students**) and Georgia Military College (**3,936 students**).

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

The site has multiple full access points and pylon signage up on N Columbia St.



### TRAFFIC COUNTS

21,962 VPD – N Columbia Street

6,480 VPD Log Cabin Rd

Total Population:

Total Households:

Avg. HH Income:

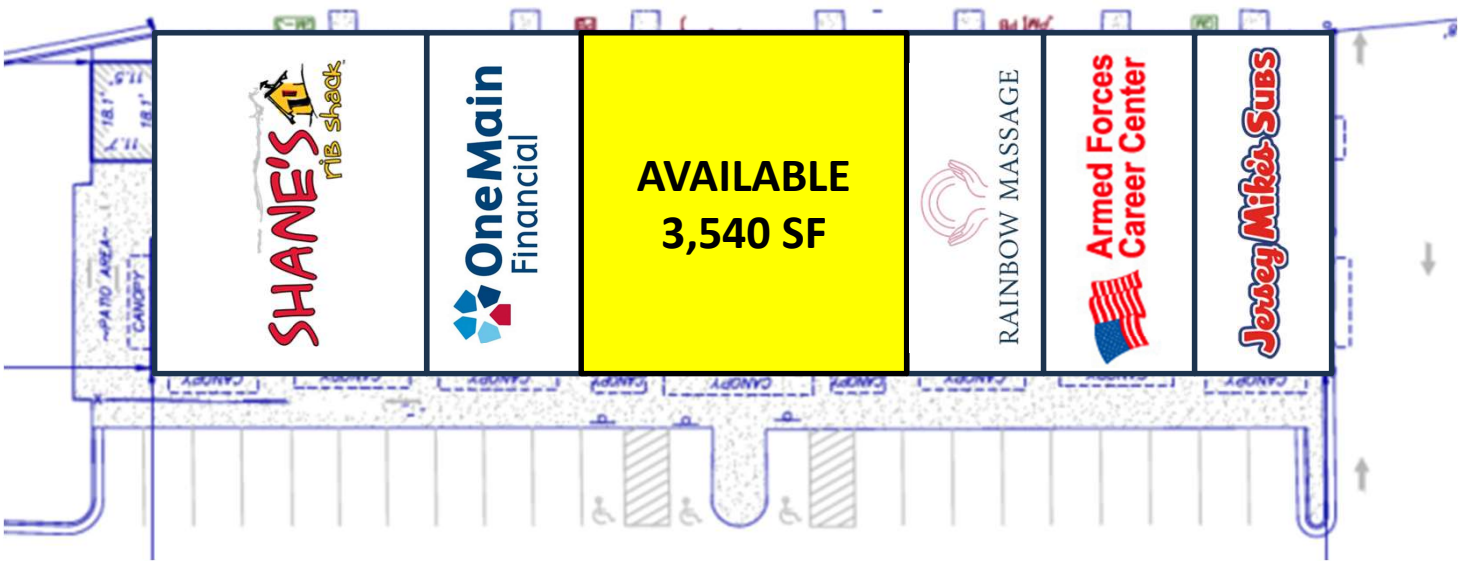
3-Mile	5-Mile	10-Mile
7,909	18,789	48,104
3,326	7,965	19,080
\$90,137	\$83,782	\$69,400

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





3,540 SF



SUITE	TENANT	SIZE (SF)
A	Shane's Rib Shack	2,820
B	OneMain Financial	1,800
C	AVAILABLE	3,540
D	Rainbow Massage	1,380
E	Armed Forces Career Center	1,740
F	Jersey Mike's Subs	1,500

