

# COLUMBIA COMMONS

N. Columbia St & Roberson Mill Rd, Milledgeville, GA 31061

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Highly visible 1.1 acre hard corner pad for single tenant or multi-tenant user(s)



## PROPERTY HIGHLIGHTS

- Co-Tenants: Panda Express & Popeye's Louisiana Kitchen
- Drive-thru approved pad, graded, with utilities on site and ready for development
- 2 full access points
- Directly across from Milledgeville Mall
- Pylon signage available
- 7,300 students and faculty on Georgia College campus
- GA DOT Traffic Counts: N. Columbia St-36,600 AADT

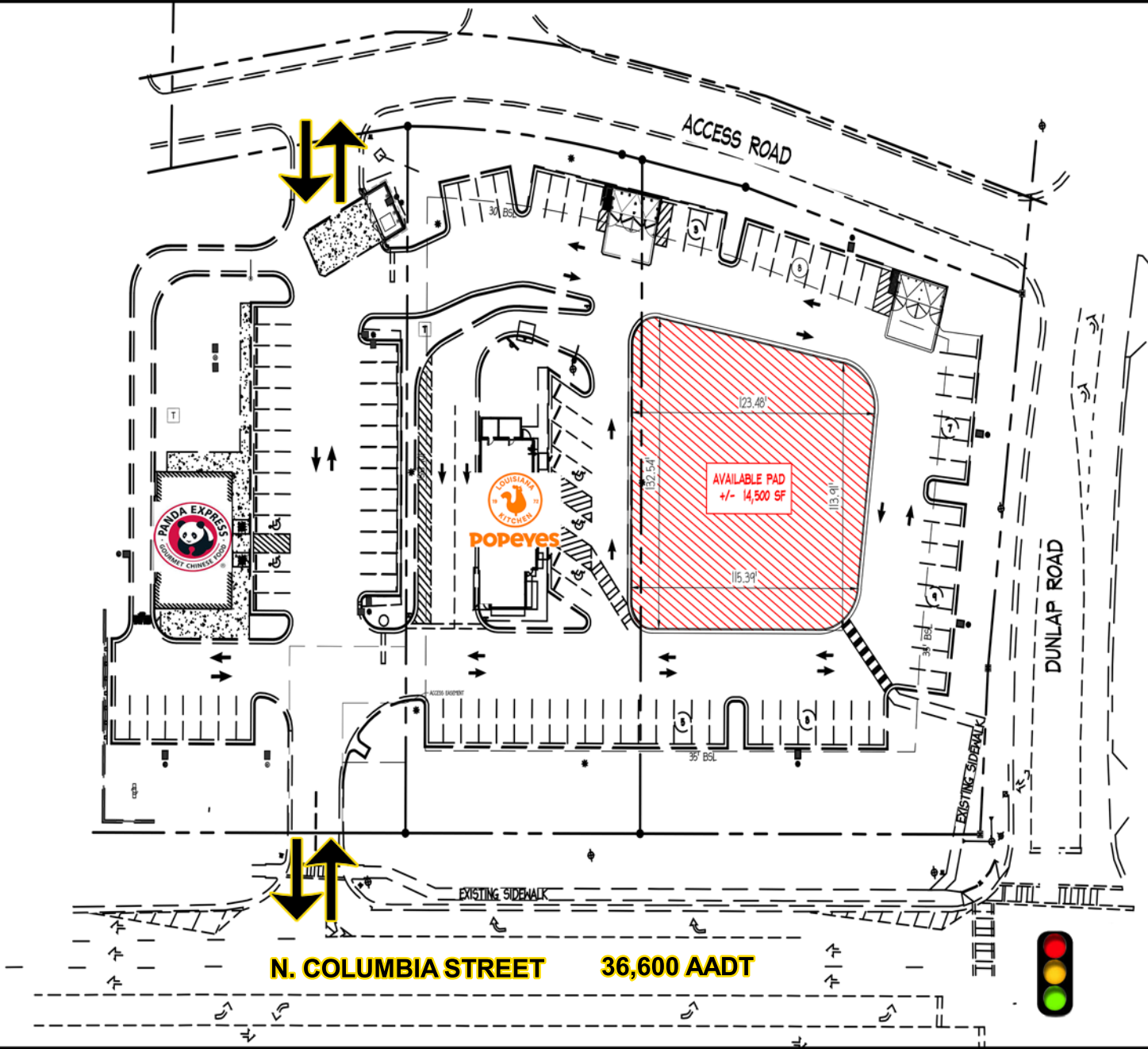
## DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	18,721	31,221	40,197
Daytime Population	23,632	34,335	41,063

## EXCLUSIVE AGENT(S)

PATRICK BENTLEY • [patrick.bentley@tscg.com](mailto:patrick.bentley@tscg.com) • 770.955.2434

TITLE MAX  
PAWN SHOP



PLANNING & ENGINEERING

221 ROSWELL ST | SUITE 100 | ALPHARETTA, GA 30009  
14499 N. DALE MABRY HWY | SUITE 250 | TAMPA, FL 33618

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

DATE:	02/11/2021
SCALE:	1" = 50'
PROJECT #:	200051
FILE NAME:	200051 EC PLAN
PROJECT MANAGER:	NK



LOT 3  
U.S. HIGHWAY 441  
COMMERCIAL DEVELOPMENT  
MILLEDGEVILLE, GEORGIA





Milledgeville Mall

belk TJ-maxx  
five BEL'W maurices  
Office DEPOT  
amc RACK ROOM SHOES

HOBBY LOBBY  
ROSS DRESS FOR LESS  
bealls OUTLET  
it's fashion PETSMART

Heritage Walk Shopping Center

Old Capitol Square Shopping Center

BIG LOTS!

SITE

Town Central

Food Depot

8,970 AADT

23,600 AADT

8,210 AADT

N Columbia St