

LAKE SIDE COMMONS

2775 N Columbia St Milledgeville, GA 31061



PROPERTY HIGHLIGHTS

- Milledgeville's only Publix shopping center, prominently located at the intersection of US 441/Columbia Street and Log Cabin Rd.
- 1,200–3,600 SF of shop space available for lease and two outparcels totaling 2.65 acres—available together for sale or ground lease.
- High-traffic neighbors: Adjacent Kroger averages 150,000 visits/month; while nearby Publix at Lake Oconee averages 125,000 visits/month.
- Robust trade area of over 50,000 residents, supported by a vibrant downtown, growing tourism, and three colleges with 29,000+ students (2025).
- Over 10,000 housing units within a 10-minute drive.
- Ideal for: Hair salons, pet boutiques, juice/smoothie, take out concepts, fast casual restaurants, and medical office users.

DEMOGRAPHICS 5 MILES 10 MILES 15 MILES

Total Households	8,375	18,233	25,088
Total Population	19,906	46,405	64,456
Average HH Income	\$107,884	\$89,240	\$86,739



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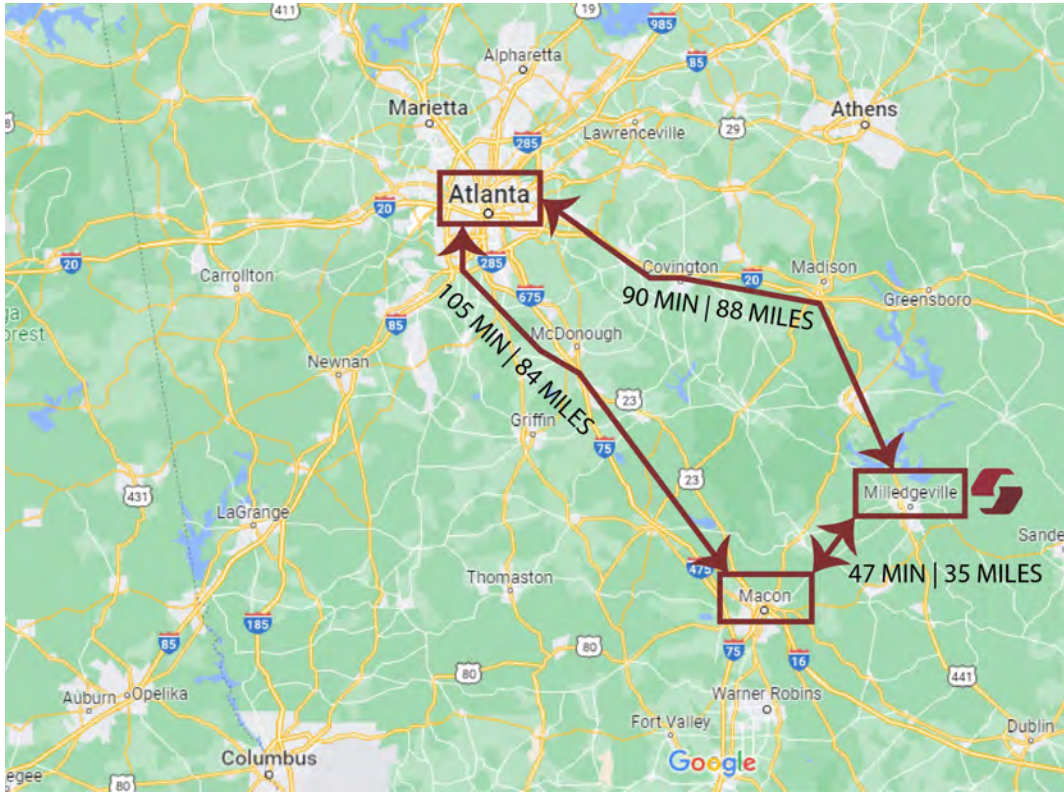
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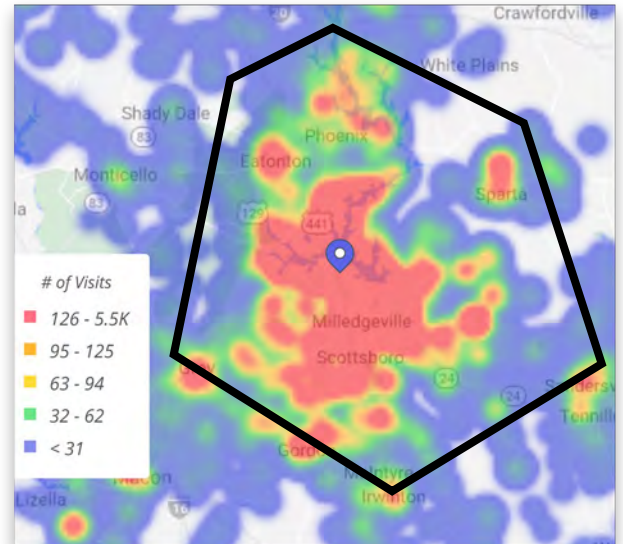
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Milledgeville, GA



Trade Area Heat Map



Custom trade area based on cell phone data from visitor home locations:

Estimated Households: 35,109

Estimated Population: 93,304

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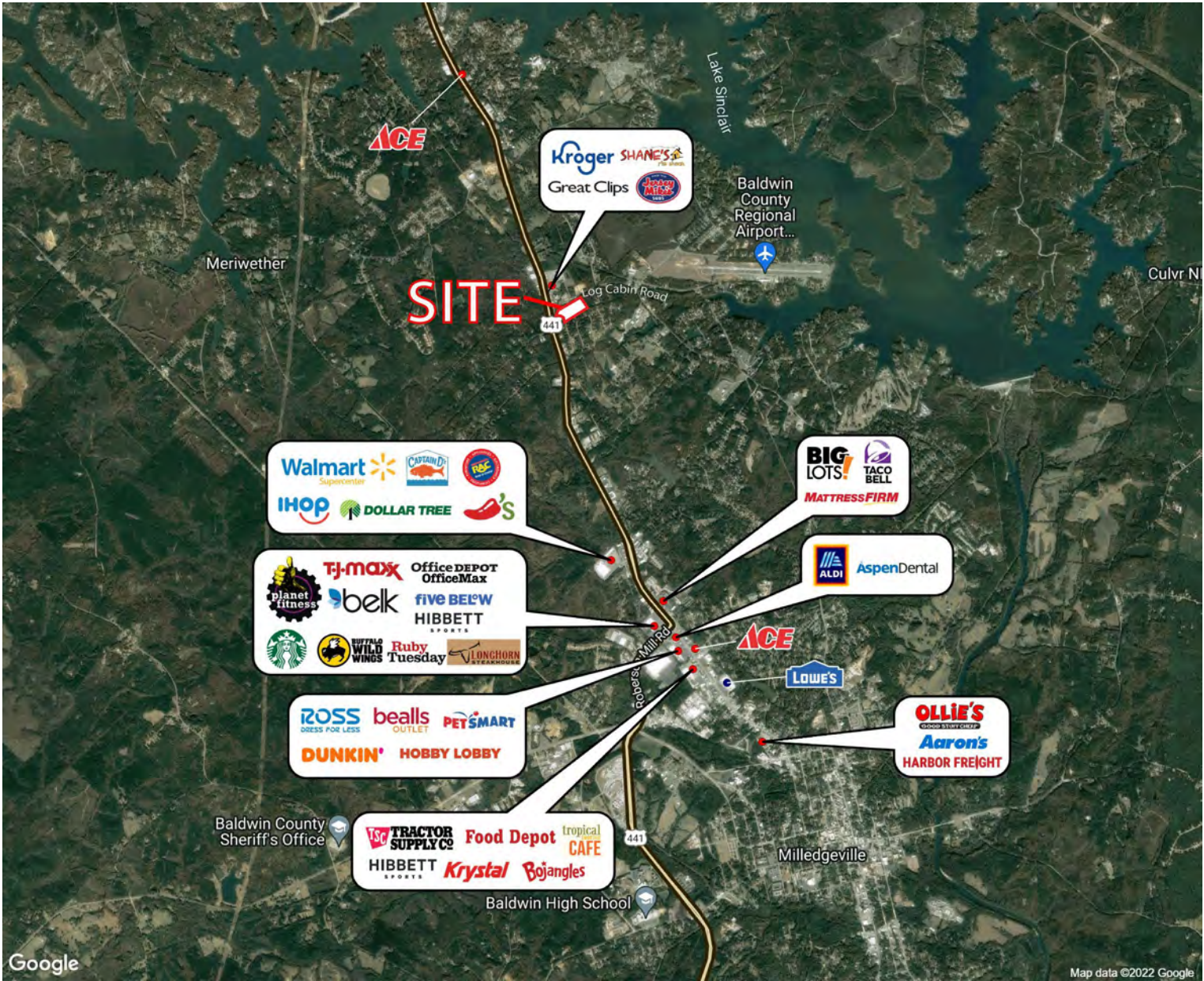
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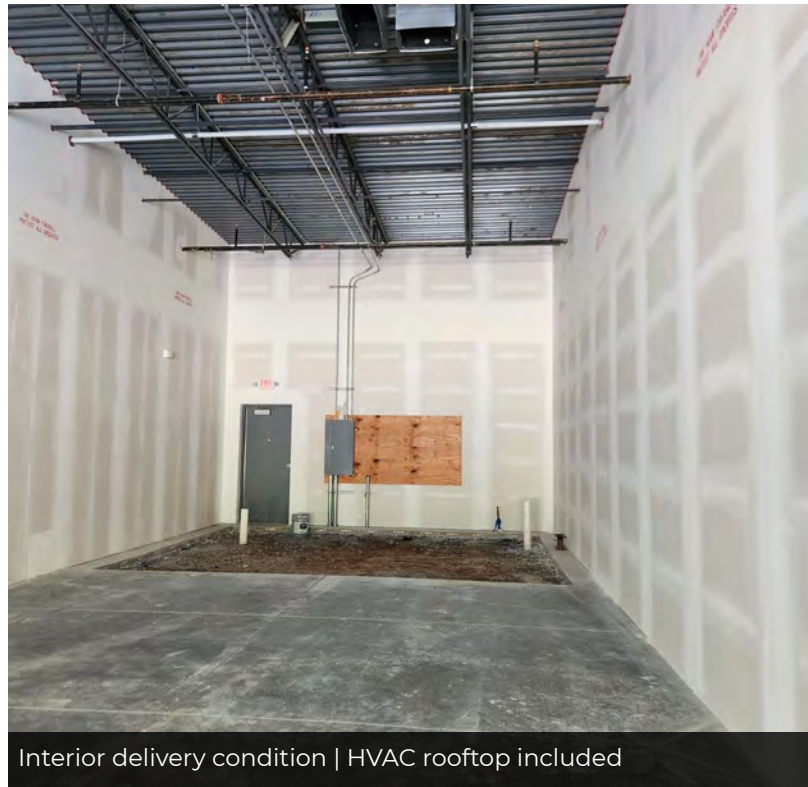
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1,200-4,800 sf endcap spaces available



Interior delivery condition | HVAC rooftop included



Interior delivery condition



Interior delivery condition

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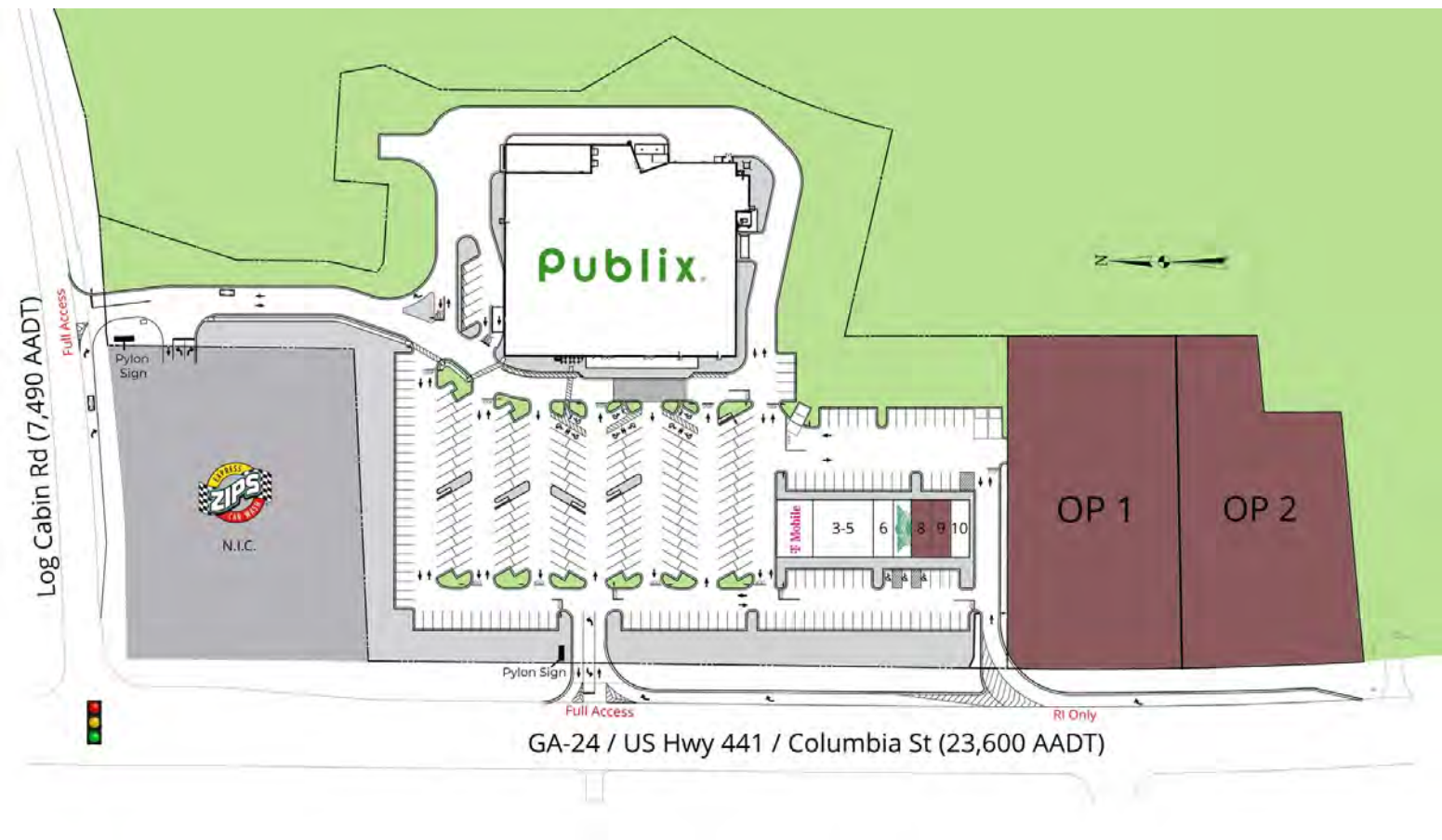
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SITE PLAN & AVAILABILITY

Grocer	Publix Super Market	48,387 SF	8	AVAILABLE	1,200 SF
1-2	T-Mobile	2,400 SF	9	AVAILABLE	1,200 SF
3-5	Sugar Polish Nail Spa	3,600 SF	10	Lease Pending	1,200 SF
6	QTan	1,200 SF	OP 1	AVAILABLE	1.41 ACRES
7	Wingstop	1,200 SF	OP 2	AVAILABLE	1.24 ACRES