

# LAKESIDE COMMONS

SE Corner Of US 441 And Log Cabin Road  
Milledgeville, GA 31061



## PROPERTY HIGHLIGHTS

- The new Publix-anchored shopping center in Milledgeville, GA, southeast of Atlanta and north of Macon, has gone vertical and expected to open by the end of 2024.
- Two outparcels totaling 2.6 acres to be sold together or ground leased and 1,000-7,000 square feet of shop spaces to lease.
- The adjacent Kroger generates an average of 150,000 visits per month.
- The center will service a primary trade area of 50,000+ people supported by downtown, growing tourism industry, three colleges and 10,000 housing units within 10-minute drive time.
- Milledgeville GA boasts a historic small-town charm and with its proximity to Lake Sinclair, offers easy access to fishing, swimming, boating, and camping.

## New Ground Up Publix Shopping Center Development

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Population	18,976	46,886	64,783
Total Households	7,741	17,677	24,441
Average HH Income	\$97,422	\$73,027	\$70,637
TRAFFIC COUNT	US 441 S: 19,800 AADT		
	Log Cabin Road: 5,900 AADT		

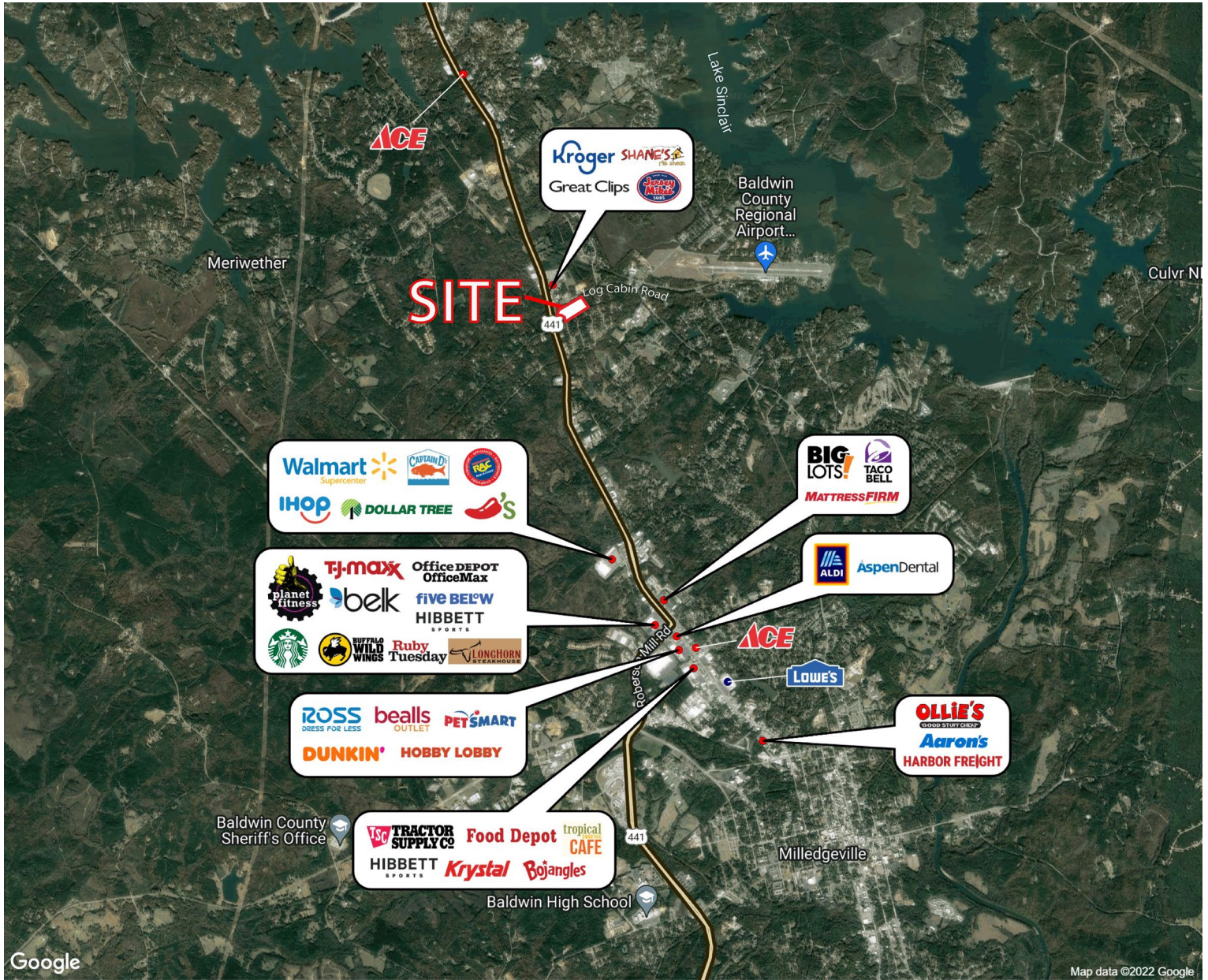
The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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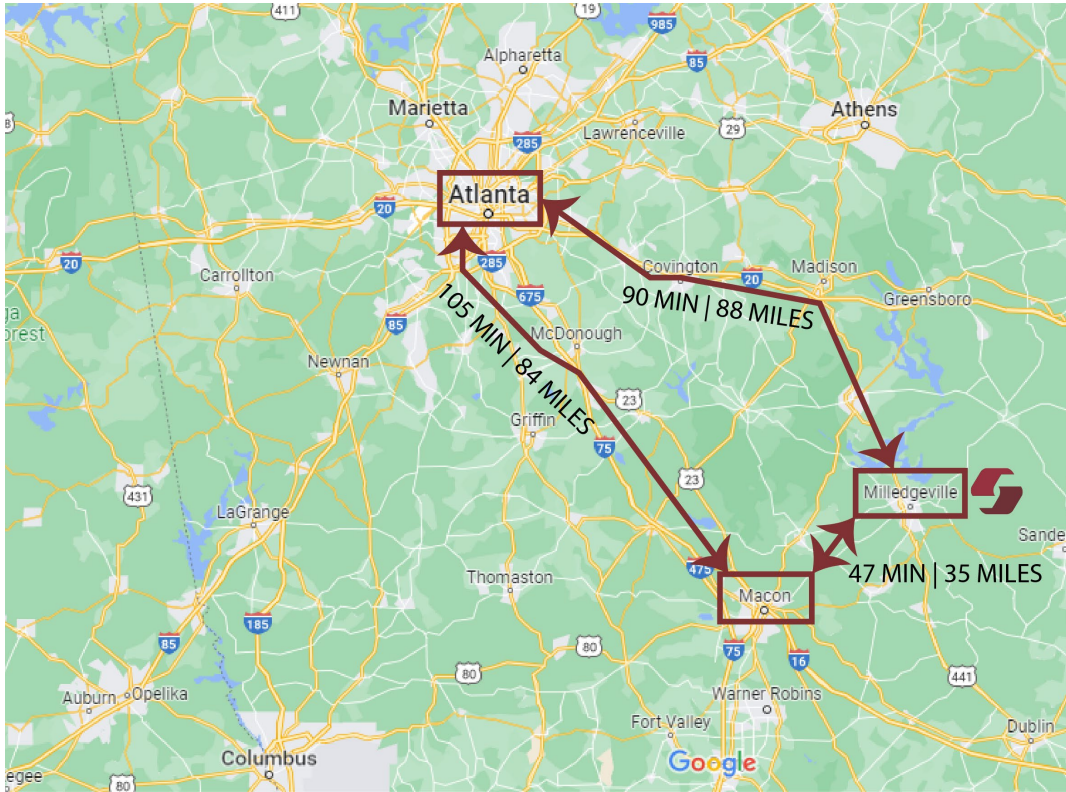
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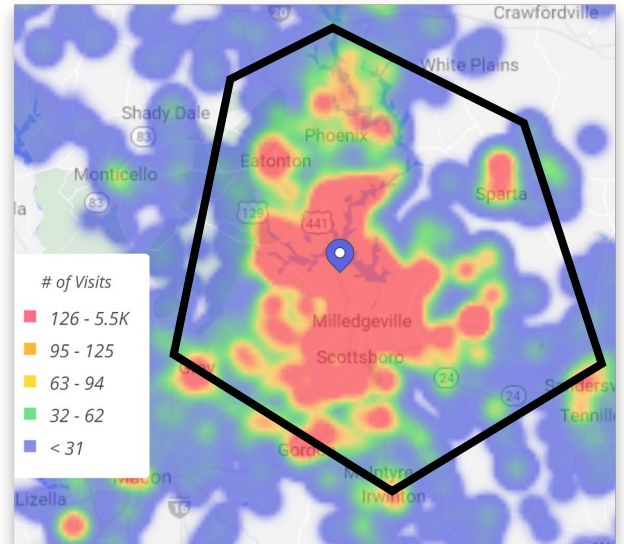
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## Milledgeville, GA



## 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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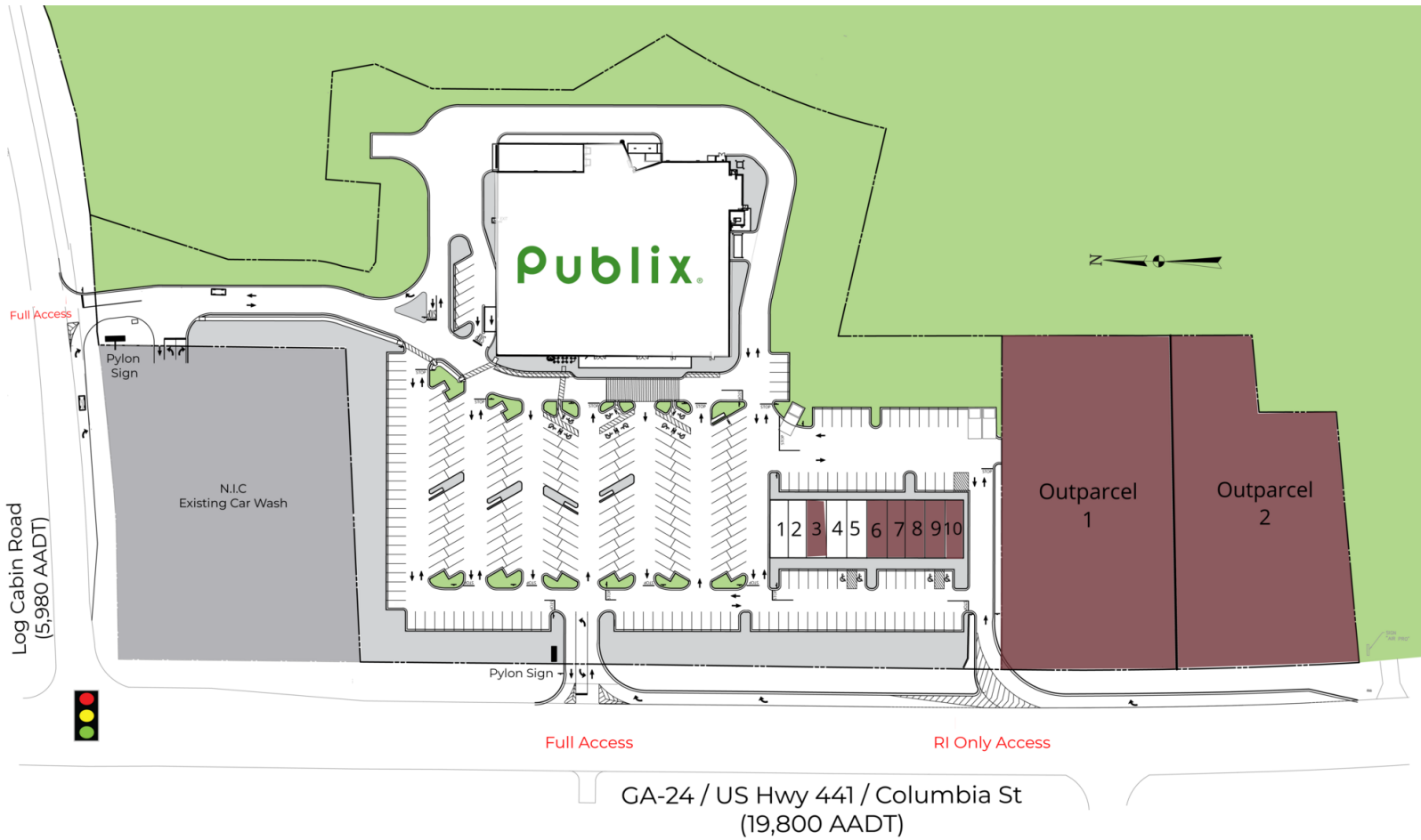
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## SITE PLAN & AVAILABILITY

Grocer	Publix Super Market	48,387 SF	7	AVAILABLE	1,200 SF
1	T-Mobile	1,200 SF	8	AVAILABLE	1,200 SF
2	T-Mobile	1,200 SF	9	AVAILABLE	1,200 SF
3	AVAILABLE	1,000 SF	10	AVAILABLE	1,200 SF
4	Nail Dior	1,300 SF	OP 1	AVAILABLE	1.41 ACRES
5	Nail Dior	1,300 SF	OP 2	AVAILABLE	1.24 ACRES
6	AVAILABLE	1,200 SF			

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