

**FOR SALE**

**Village on Columbia Center**  
**1827 N. Columbia Street Milledgeville, GA 31061**



Summary

Area Info

Photos

Floor Plan

Aerial

Site Map



**SALE PRICE: \$1,850,000**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 1824 North Columbia Street  
Milledgeville, GA 31061

**County:** Baldwin

**Center Name:** Village on Columbia Center

**Size:** 21,250± SF

**Year Built:** 1965

**Taxes:** \$15,749 (2025)

**Utilities:** All Utilities Available

**Signage:** Pylon

**Traffic Count:** North Columbia Street – 37,700 VPD

### SITE

**Site Size:** 1.2 Acres

**Parcel ID:** M53 023

**Zoning:** Community Commercial

**Parking:** 50 Shared Paved Spaces

**SALE PRICE: \$1,850,000**

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,889	16,332	28,811
Avg HH Income	\$98,591	\$88,746	\$94,199
Median Age	34.4	30.0	34.8

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### NOTES

Center has a great tenant mix and two separate rear entrances.

Back-office spaces can be individual executive offices or leased as a whole. Space has 15 offices, 2 conference rooms, training room, and 1 restroom.

Suite 1821 is a 1,674 SF former boutique.

Suite 1827A is ~~2,400 SF~~ former party supply.

Suite 1827 is 2,000 SF of rear office space.

### LOCATION

Located in a highly trafficked area on North Columbia Street, the main retail corridor in Milledgeville. Surrounding neighbors include Lowe's, Tractor Supply, Goodwill, The Milledgeville Mall, Hobby Lobby, PetSmart, Ross, Stacked, Subway, Dunkin' Donuts, Wall of Books, Beall's Outlet, and many more retailers, restaurants, and businesses.

 2,000 SF	Back Office Space AVAILABLE FOR LEASE 2,000± SF Men's Fit 2,400+ SF	Latin Dream Salon 2,016 SF	cricket 2,358 SF	SUITE 1821 FOR LEASE 1,674± SF 1,674 SF	CT Nails 2,395 SF	 729 SF
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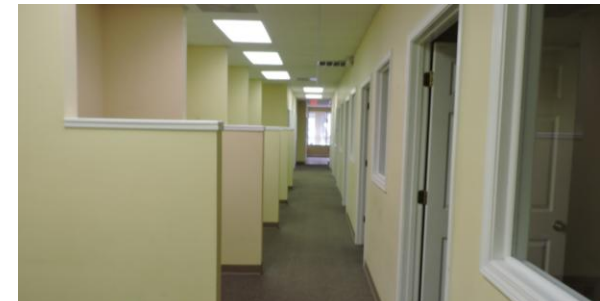
### Back Office Executive Suites



**Cubicles**



**Hallway**



**Cubicles**



**Mailboxes**



**Break Room**



**Conference Room**

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### Back Office Executive Suites 2,000 SF



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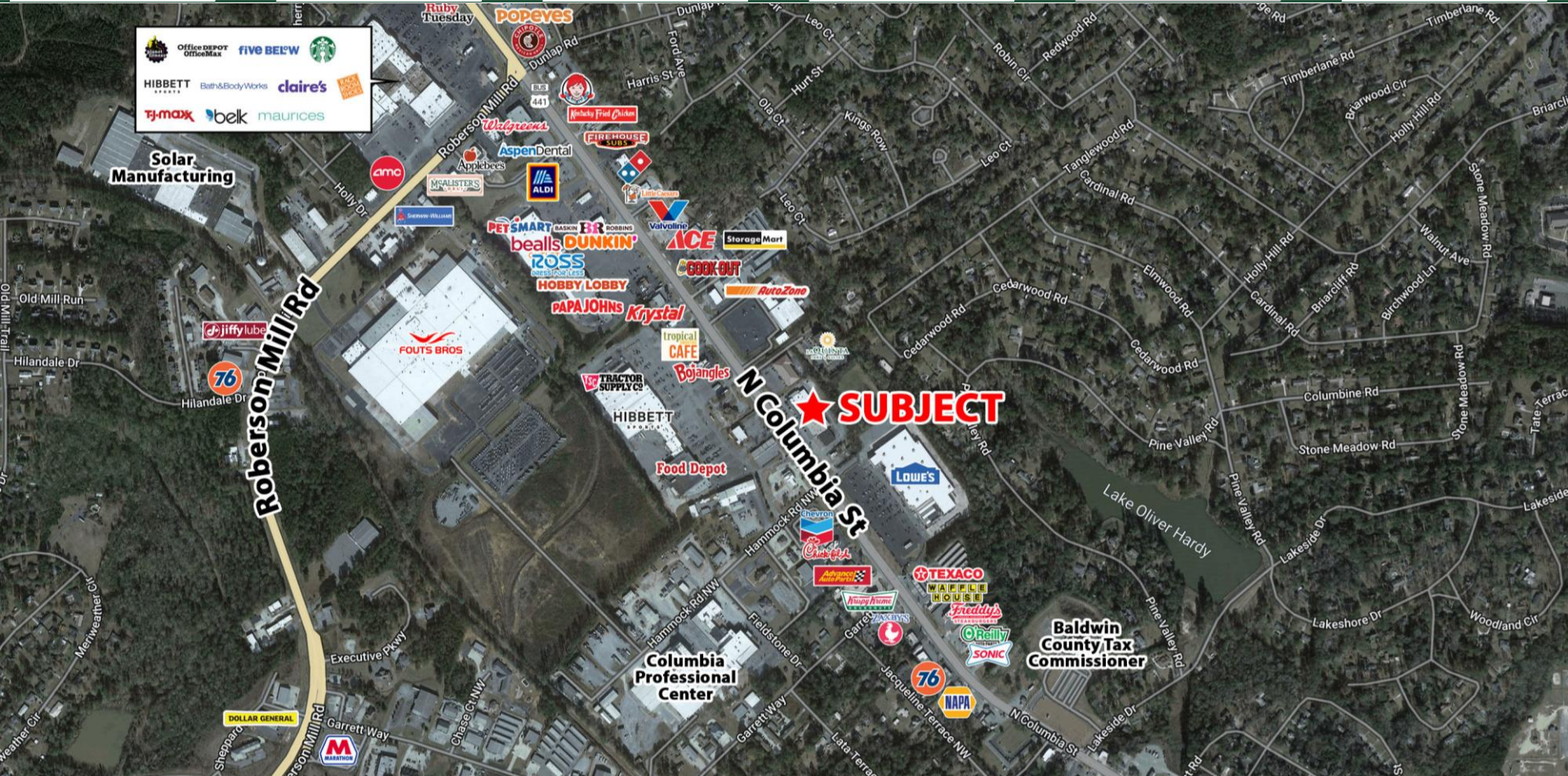
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