



MULTI-TENANT RETAIL INVESTMENT

OFFERED AT

1835 N Columbia St

Milledgeville, GA 31061 · Baldwin County

\$1,934,685**1.38 Acres**

LAND

**15,200 SF**

BUILDING

**7%**

CAP RATE

INVESTMENT SUMMARY

A 15,200 SF multi-tenant retail building on 1.38 acres along Milledgeville's N Columbia St, 100% leased to 4 tenants. NN lease structures with increases and additional lease terms pending, minimal landlord responsibilities, and below-market average rent at \$11.40 PSF. Surrounded by national retailers (Starbucks, Chick-fil-A, Lowe's, Ross, PetSmart) in Milledgeville's primary commercial corridor, with traffic counts exceeding 36,000 vehicles per day.

Taylor Wolfes

PRIMARY CONTACT

(404) 754-2350

taylor@wolfesco.com



0 1 · THE PROPERTY

Property Overview

The Wolfes Company, as exclusive broker, is pleased to present the opportunity to acquire 1835 N Columbia St (the "Property") in Milledgeville, Georgia. The Property is a 15,200 SF multi-tenant retail building on 1.38 acres, 100% leased to four established tenants under NN lease structures with minimal landlord responsibilities.

Located along highly traveled N Columbia St — Milledgeville's primary commercial corridor — the Property offers excellent visibility, ingress, and egress, with traffic counts exceeding 36,000 vehicles per day. Surrounding national retailers include Starbucks, Chick-fil-A, Lowe's, Ross, and PetSmart, among others.

INVESTMENT HIGHLIGHTS

- 100% leased to 4 tenants
- NN leases with minimal landlord responsibilities
- Rent increases and additional lease terms pending
- Below-market rent, average \$11.40 PSF
- Frontage on N Columbia St, approximately 36,000 VPD traffic count
- Excellent ingress, egress, and visibility
- Surrounded by nationally recognized retailers



ADDRESS

1835 N Columbia St

Milledgeville, GA

SQUARE FEET

15,200 SF

LOT SIZE

1.38 acres

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01 · THE PROPERTY

Photos



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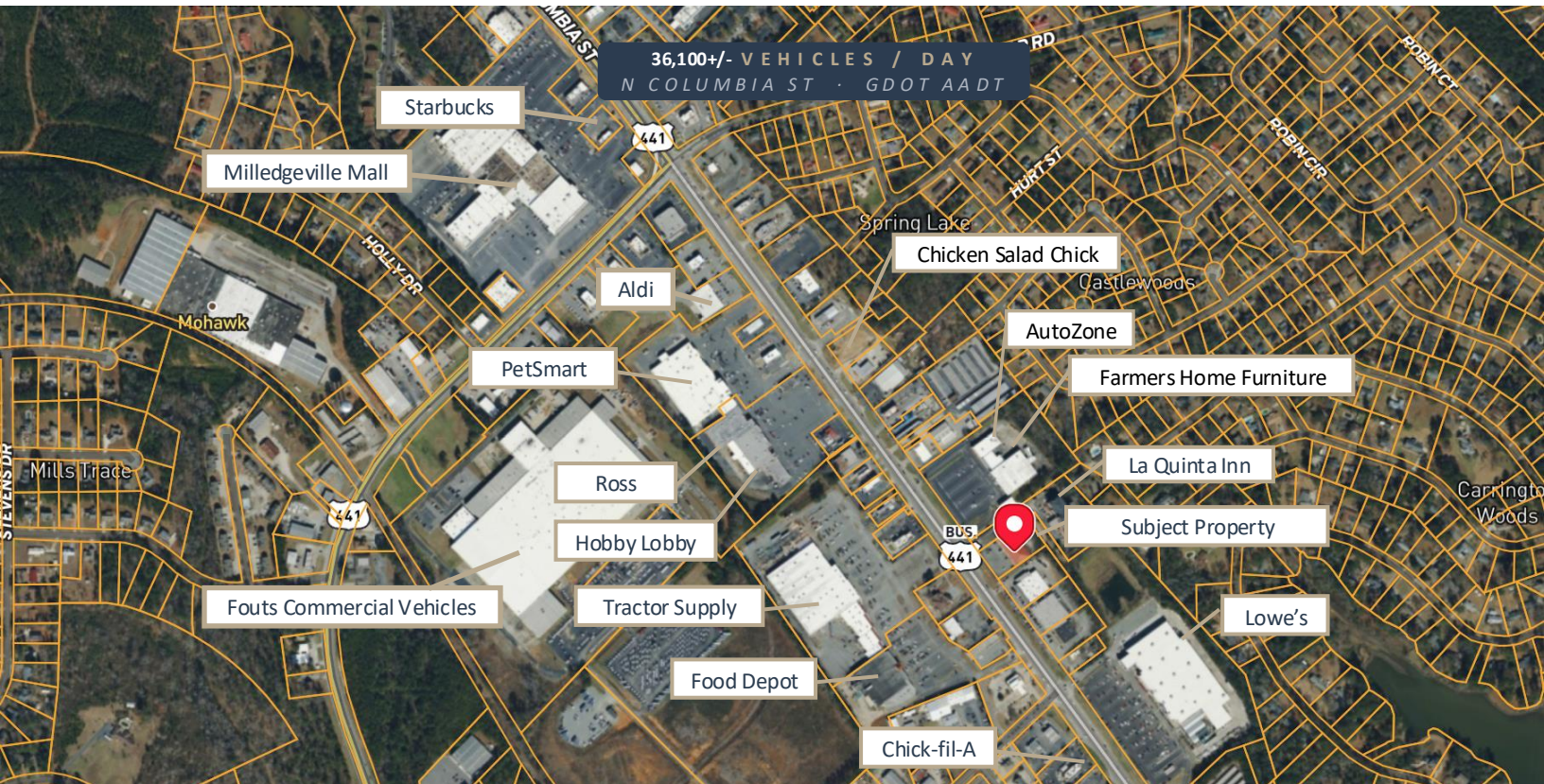
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Aerial



RETAILER CONTEXT — SURROUNDING NATIONAL TENANTS

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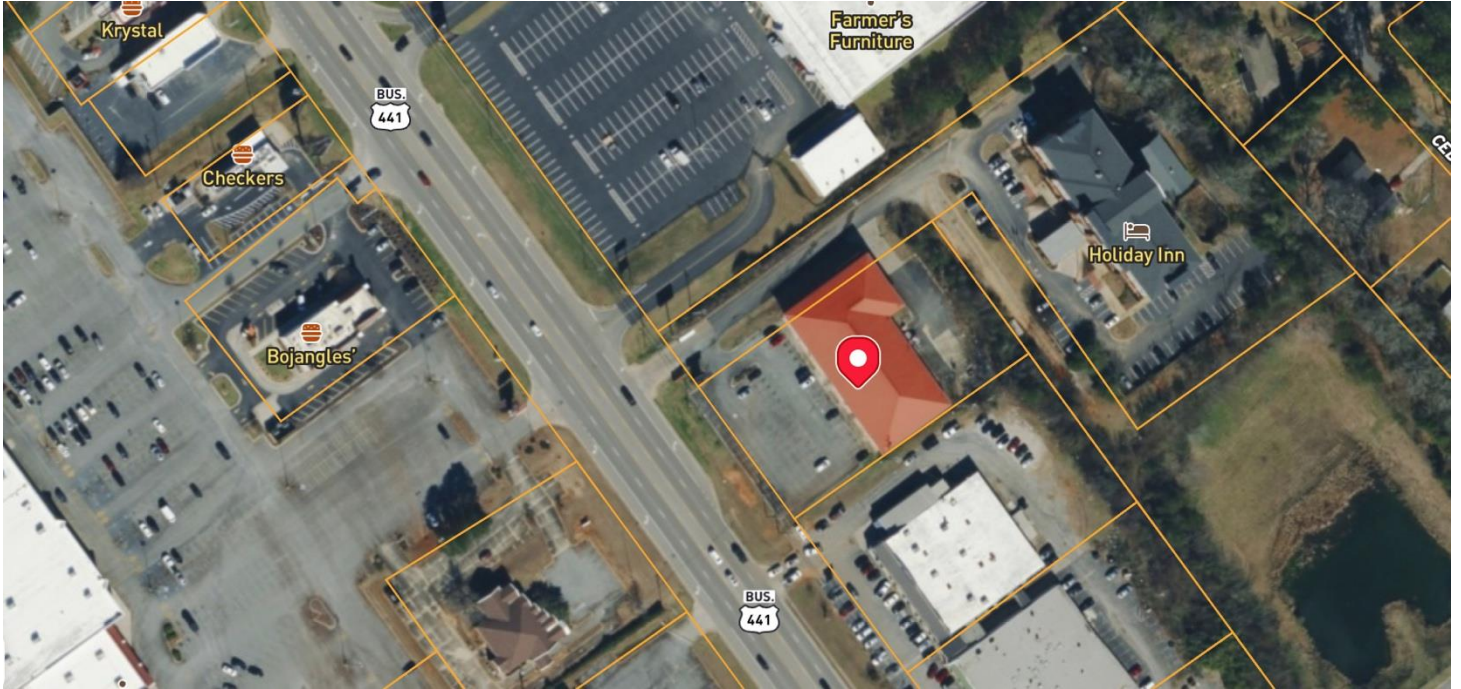
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Site Layout



LOT SIZE

1.38 acres

BUILDING

15,200 SF

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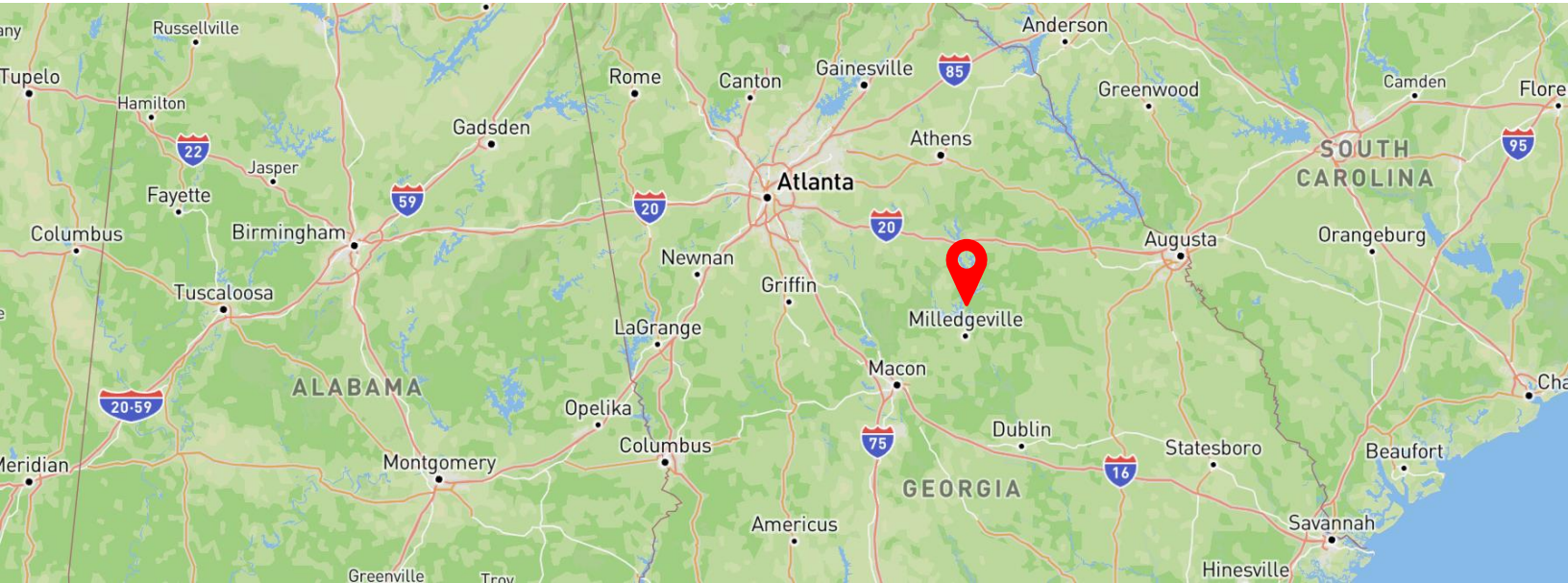
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Location & Demographics



MILLEDGEVILLE, GA IN CONTEXT

Milledgeville, the historic former capital of Georgia and seat of Baldwin County, anchors a stable Middle Georgia trade area along the US-441 corridor. The city is home to Georgia College & State University and Georgia Military College, which together support a steady student and employment base. Ongoing investment in healthcare, downtown redevelopment, and Oconee River recreation continues to strengthen the local economy.

KEY DISTANCES

| | |
|------------------|---------|
| I-20 | ~41 mi |
| Macon, GA | ~30 mi |
| Atlanta, GA | ~98 mi |
| Atlanta Airport | ~102 mi |
| Augusta, GA | ~90 mi |
| Port of Savannah | ~160 mi |

DEMOGRAPHICS · 2025 ESTIMATES

| | 1 - MILE | 3 - MILE | 5 - MILE |
|---------------|----------|----------|----------|
| Population | 4,890 | 21,540 | 34,210 |
| Households | 1,985 | 8,470 | 13,640 |
| Avg HH Income | \$58,140 | \$61,380 | \$64,920 |

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Rent Roll

| Suite | Tenant | SF | % GLA | Lease Start | Lease Exp. | Monthly Rent | Annual Rent | Rent PSF | Est. Recapture | Notes |
|--------------|-------------------------|---------------|-------------|-------------|------------|-----------------|------------------|----------------|-----------------|-------|
| Suite 1 | King of Smoke Vape Shop | 3,000 | 19.7% | 01/18 | 12/24 | \$2,500 | \$30,000 | \$10.00 | \$5,664 | (1) |
| Suite 2 | Grocery Store | 4,000 | 26.3% | 06/22 | 05/28 | \$4,243 | \$50,916 | \$12.73 | \$7,552 | |
| Suite 3 | Designer Tan | 2,200 | 14.5% | 08/13 | 07/25 | \$2,590 | \$31,080 | \$14.13 | \$4,154 | |
| Suite 4 | 5 Star Beauty Supply | 6,000 | 39.5% | 06/17 | 07/25 | \$4,370 | \$52,443 | \$8.74 | \$11,328 | (2) |
| Total | | 15,200 | 100% | | | \$13,703 | \$164,439 | \$11.40 | \$28,698 | |

(1) Suite 1 — lease renewal is pending.

(2) Suite 4 — lease renewal is pending.

Estimated recapture reflects NN reimbursements (tax, insurance, utilities, garbage; Suite 3 also includes CAM). All suites NNwith below-market average rent of \$11.40 PSF.



Financial Overview

NET OPERATING INCOME

| | |
|-------------------------------|------------------|
| Gross Scheduled Income | \$164,439 |
| Other Income (Reimbursements) | \$28,698 |
| Total Income | \$193,137 |
| Less Vacancy (5%) | \$9,657 |
| Effective Gross Income | \$183,480 |
| Less Expenses | \$48,052 |
| Net Operating Income | \$135,428 |

PRICE

\$1,934,685

CAP RATE

7%

NOI

\$135,428

AVG RENT PSF

\$11.40

BUILDING

15,200 SF

LEASE TYPE

NN

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NET OPERATING INCOME

| NET OPERATING INCOME | AMOUNT |
|----------------------------------|------------------|
| INCOME | |
| Gross Scheduled Income | \$164,439 |
| Other Income (Reimbursements) | \$28,698 |
| Total Scheduled Income | \$193,137 |
| Less: Vacancy (5.0%) | (\$9,657) |
| Effective Gross Income | \$183,480 |
| EXPENSES | |
| Property Taxes | \$20,174 |
| Insurance | \$8,524 |
| Lawn Care | \$1,720 |
| Utilities | \$2,210 |
| Maintenance & Repairs | \$8,400 |
| Management Fee (3.0%) | \$5,504 |
| Structural Reserves (\$0.10 PSF) | \$1,520 |
| Total Operating Expenses | \$48,052 |
| NET OPERATING INCOME | \$135,428 |

OFFERED AT
\$1,934,685

CAP RATE
7.0%



Confidentiality and Disclaimer

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Wolfes Company and should not be made available to any other person or entity without the written consent of The Wolfes Company. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Wolfes Company has not made any investigation, and makes no warranty or representation, with respect to: the income or expenses for the subject property; the future projected financial performance of the property; the size and square footage of the property and improvements; the presence or absence of contaminating substances, PCBs, or asbestos; compliance with state and federal regulations; the physical condition of the improvements thereon; or the financial condition or business prospects of any tenant, including any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Wolfes Company has not verified, and will not verify, any of the information contained herein. The Wolfes Company has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to independently verify all the information set forth herein.

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