

LAKESIDE COMMONS

2775 N Columbia St Milledgeville, GA 31061



PROPERTY HIGHLIGHTS

- Publix is now open in Milledgeville, GA as of June 2024.
- 1,200-4,800 square feet of shop spaces for lease and two outparcels totaling 2.65 acres to be sold together or ground leased.
- The adjacent Kroger generates an average of 150,000 visits per month and the closest Publix at Lake Oconee generates 125,000 visits per month.
- Primary trade area of 50,000+ people supported by downtown, a growing tourism industry, three colleges (with over 29,000 students enrolled in 2023) and 10,000 housing units within a 10-minute drive time.
- The city boasts a historic small-town charm and with its proximity to Lake Sinclair, offers easy access to fishing, swimming, boating, and camping.

DEMOGRAPHICS 5 MILE 10 MILE 15 MILE

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
Total Population	19,815	45,942	64,122
Total Households	8,350	18,077	24,949
Average HH Income	\$105,186	\$86,181	\$83,746



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

SERINA MORISON

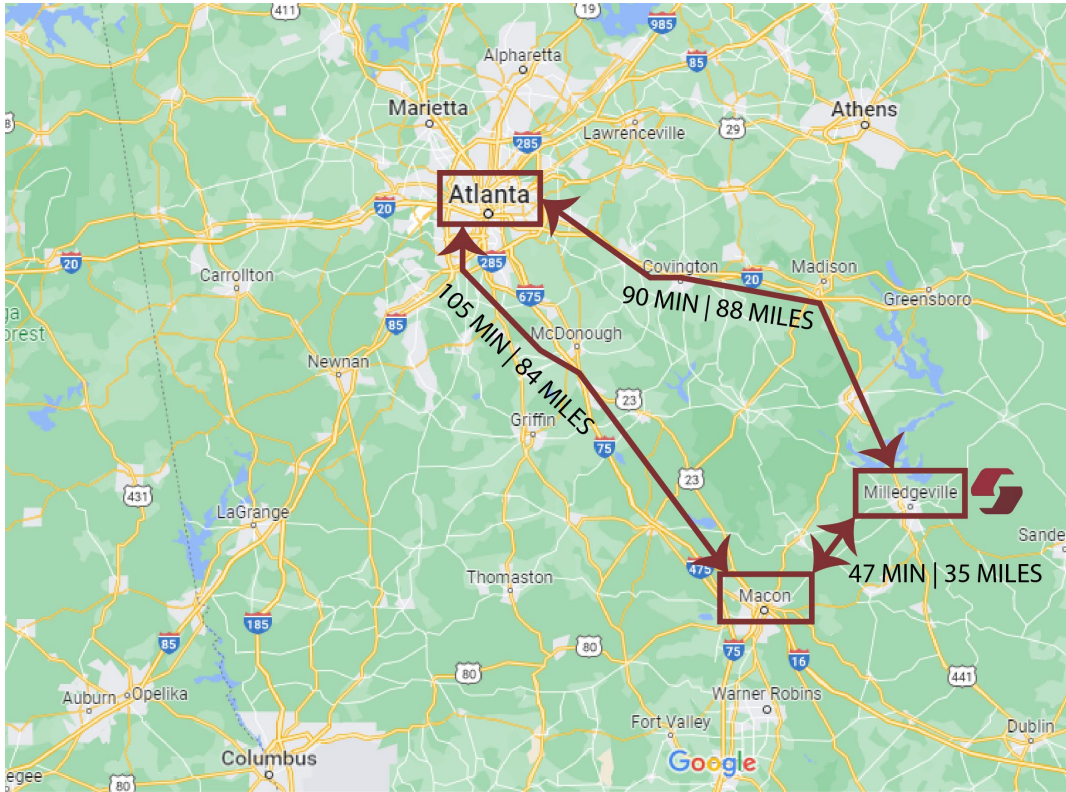
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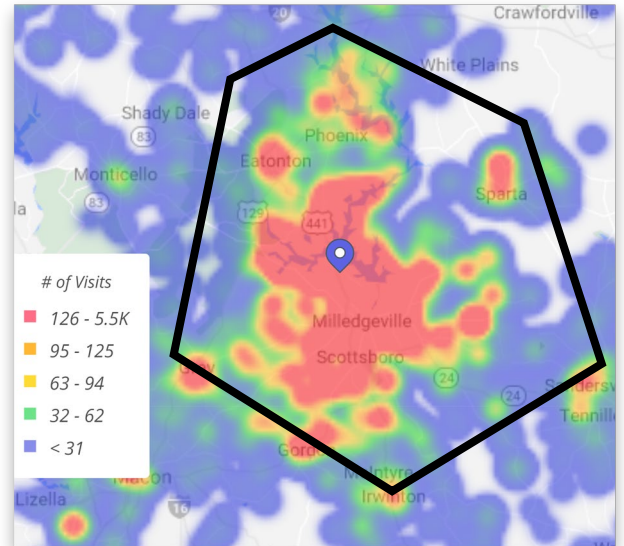
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Milledgeville, GA



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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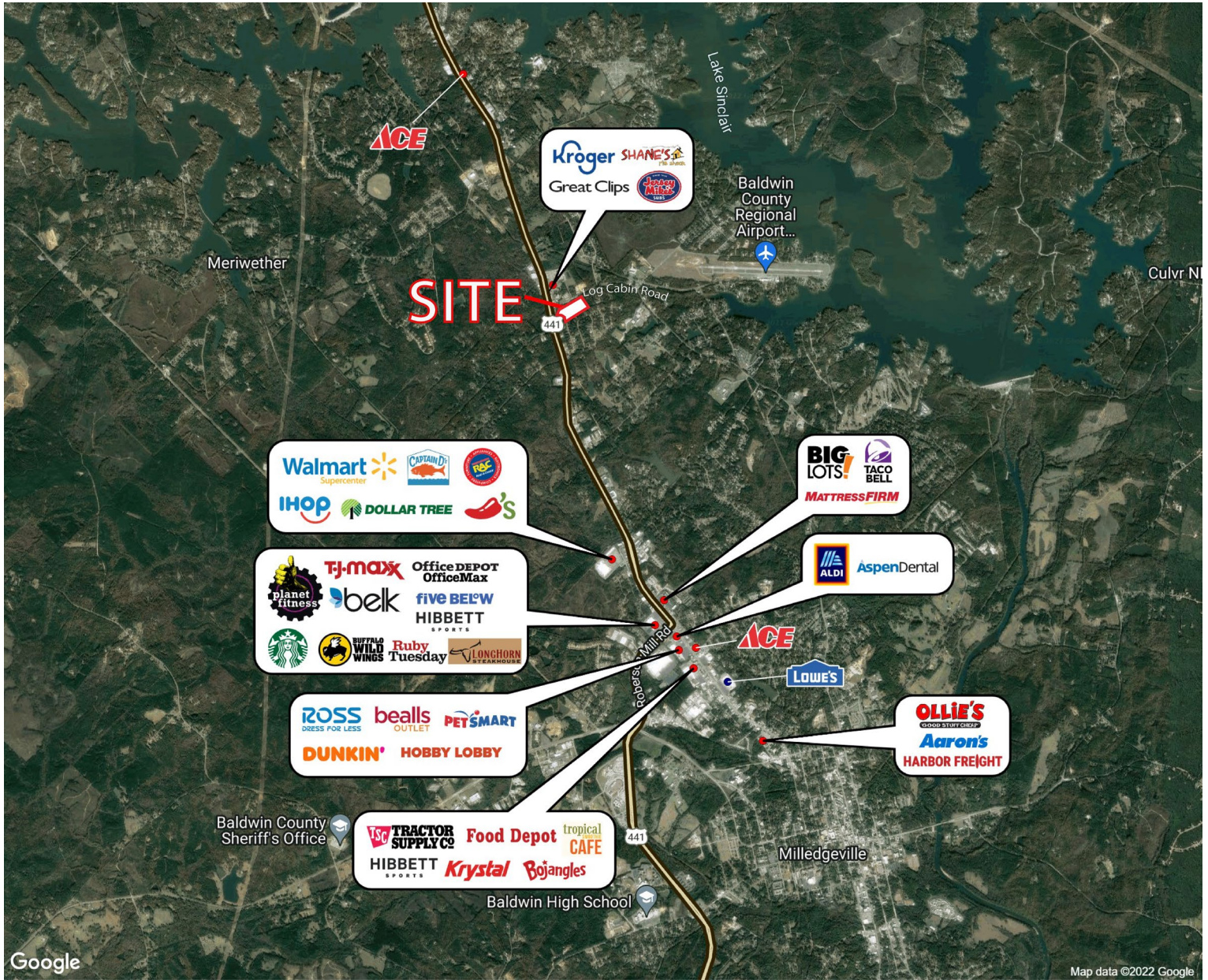
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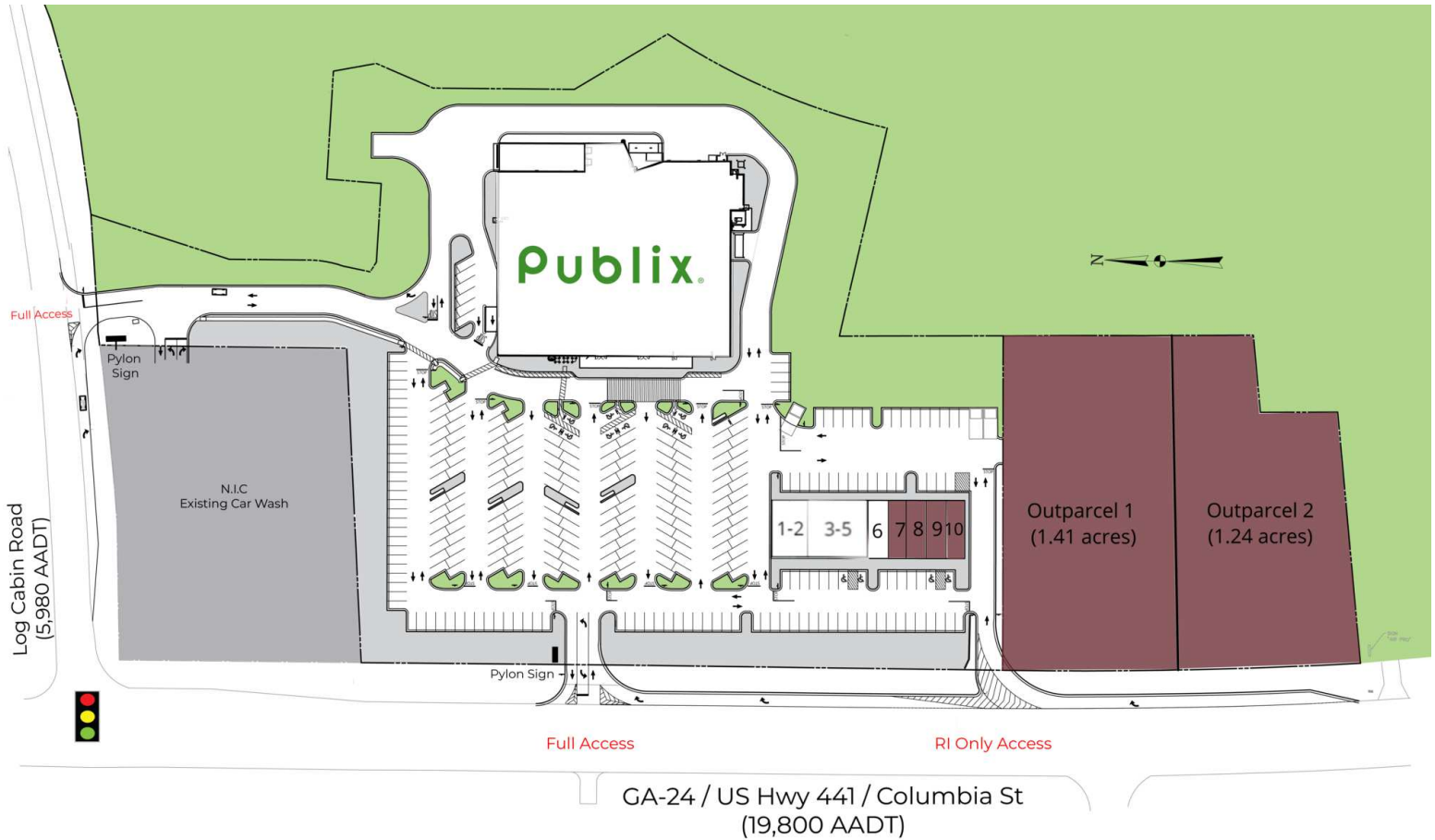
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GA-24 / US Hwy 441 / Columbia St
(19,800 AADT)

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	AVAILABLE	1,200 SF
6	QTan	1,200 SF	OP 1	AVAILABLE	1.41 ACRES
7	AVAILABLE	1,200 SF	OP 2	AVAILABLE	1.24 ACRES

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