

WNB Factory Restaurant For Sale
2485 North Columbia Street, Suite 112
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

BUSINESS OPPORTUNITY
SUITE 112



REDUCED PRICE: \$695,000.00 SALE PRICE: \$800,000.00

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 2485 North Columbia Street
Suite 112
Milledgeville, GA 31061

County: Baldwin

Total Size: 79,025 SF

Suite Size: Suite 112 – 1,800 SF

Utilities: All Available,
200 Amp service

Parking: Ample

Center Anchor: Big Lots (30,625 SF)

Traffic Count: 37,700 Vehicles Per Day

SITE

Site Size: 9.01 Acres

Parcel IDs: M73 002, M73 002A, M73 010

Zoning: None – In Baldwin County

REDUCED PRICE: \$695,000.00
~~SALE PRICE: \$800,000.00~~

| Demographics 2024 | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|----------|
| Population | 2,299 | 15,293 | 28,467 |
| Avg HH Income | \$111,204 | \$104,866 | \$95,018 |
| Median Age | 38.5 | 30.9 | 34.9 |

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AREA INFORMATION

SUITE NOTES

Turnkey Operation For Sale! Owner is selling the successful business with all FF&E, including 2 new 7.5-ton HVAC units. Restaurant has been open 1+ year, and has been a great asset to Milledgeville and the shopping center. Financials available upon request. Lease term is 10 years, plus two (2) five-year options.

LOCATION

Located on a heavily-traveled retail corridor, Old Capitol Square shopping center has Big Lots, MyEyeDoctor, Ambrose Pediatric Dental & Surgery Center, and a nail salon. Directly across from the Milledgeville Mall, with Belk, TJ Maxx, OfficeMax, Starbucks, and Ruby Tuesday.

Surrounding neighbors include El Amigo, Mattress Firm, Taco Bell, Longhorn Steakhouse, Walgreens, Panda Express, Chipotle, Buffalo Wild Wings, Popeyes, Walmart, Lowe's, Hobby Lobby, PetSmart, Tractor Supply, Hibbett Sports, Food Depot, Ross, and many more retailers, restaurants, and businesses.



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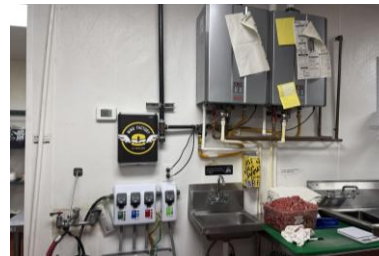
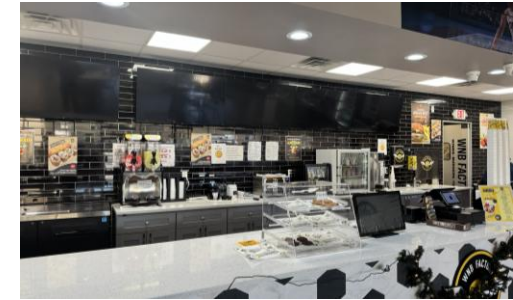
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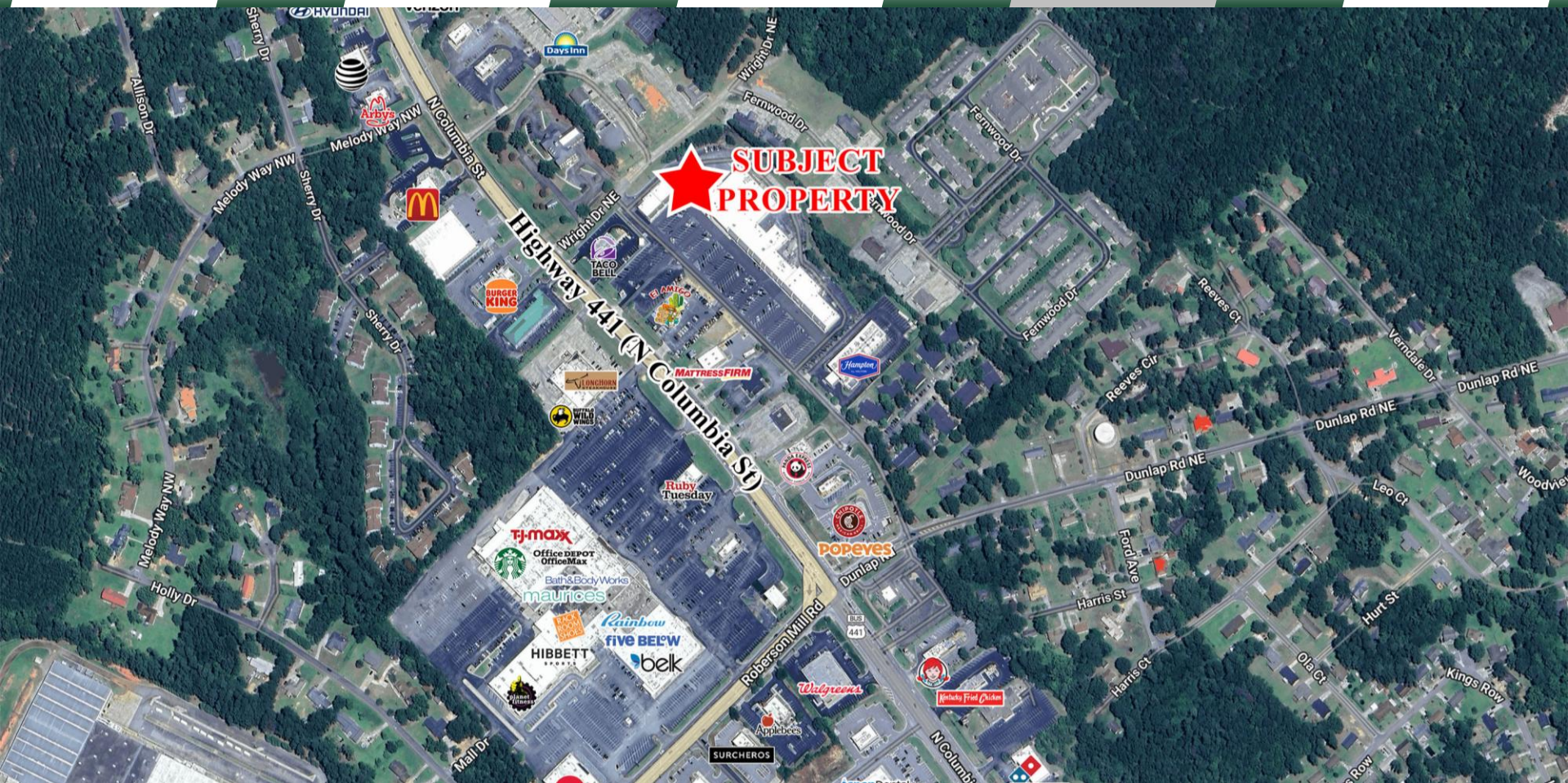
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