



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

**Retail / Showroom / Warehouse Space
Business & Inventory Included
13,068± SF**

FOR SALE



SALES PRICE: \$4,950,000

**Sinclair Powersports
3028 & 3030 N. Columbia St
Milledgeville, GA 31061**

**PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171**

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201**



PROPERTY OVERVIEW

3028 & 3030 N. Columbia St.
Milledgeville, GA 31061

BUILDING INFORMATION:	<ul style="list-style-type: none">• 13,068± SF Total• ±\$2M worth of inventory - this will fluctuate depending on sales• 3.19± acres• Detailed bookkeeping materials available with a signed NDA• 110' x 54' Warehouse Space• 1 10'x10' roll-ups• 3 12'x16' roll-ups• 14' clear ceilings in the showroom• Showroom 80' deep , 50' wide
LOCATION:	~ .32 miles to closest boat ramp / Lake Sinclair
SEMI-TRUCK LOADING & UNLOADING	Loading Dock / 22 ft. free standing unloading crane. Manufactured by All Crane and Hoist with 8,000 lb. capacity.
ACTUAL YEAR BUILT:	1996 ; 1981
AVERAGE DAILY TRAFFIC COUNT:	~ 39,700 Vehicles Per Day
ROOF:	Pitched standing seamed metal roof
HVAC:	Central Heating and Air in Retail, Office, Showroom Space ; Service Warehouse heated only
LAND:	3.19± acres
ZONED:	C-3
UTILITIES:	All public utilities available to site
PARKING:	Asphalt, paved - chain-linked fence
SALES PRICE: \$4,950,000 Includes Business & ~\$2M worth of Inventory	

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PHOTOS

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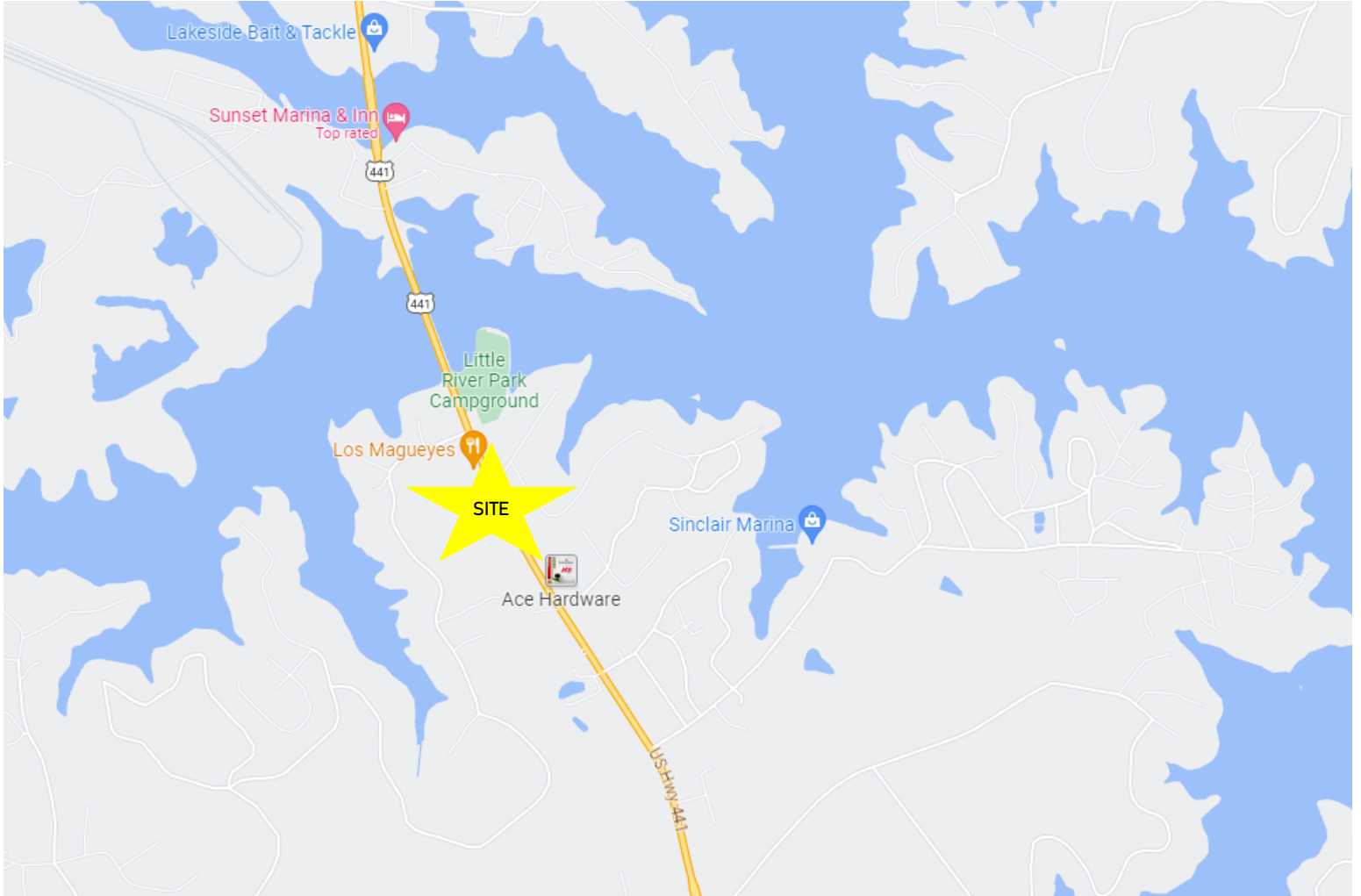
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MAPS

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DEMOGRAPHICS - 1 Mile

3028 & 3030 N. Columbia St.
Milledgeville, GA 31061

KEY FACTS

1,198

Population



2.3

Average Household Size

44.6

Median Age

\$86,163

Median Household Income

EDUCATION

10%

No High School Diploma



29%
High School Graduate



28%
Some College



33%
Bachelor's/Grad/Prof Degree

BUSINESS



58

Total Businesses



245

Total Employees

EMPLOYMENT



57%

White Collar



32%

Blue Collar



11%

Services

5.5%

Unemployment Rate

INCOME



\$86,163

Median Household Income



\$42,567

Per Capita Income



\$252,181

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (31.5%)

The smallest group: <\$15,000 (2.7%)

Indicator ▲	Value	Diff	
<\$15,000	2.7%	-12.9%	<div style="width: 2.7%;"></div>
\$15,000 - \$24,999	6.8%	-3.0%	<div style="width: 6.8%;"></div>
\$25,000 - \$34,999	3.5%	-6.2%	<div style="width: 3.5%;"></div>
\$35,000 - \$49,999	11.3%	+0.4%	<div style="width: 11.3%;"></div>
\$50,000 - \$74,999	14.2%	-1.7%	<div style="width: 14.2%;"></div>
\$75,000 - \$99,999	21.6%	+4.6%	<div style="width: 21.6%;"></div>
\$100,000 - \$149,999	31.5%	+18.4%	<div style="width: 31.5%;"></div>
\$150,000 - \$199,999	2.9%	-1.3%	<div style="width: 2.9%;"></div>

Bars show deviation from 13009 (Baldwin County)

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DEMOGRAPHICS - 3 Mile

3028 & 3030 N. Columbia St.
Milledgeville, GA 31061

KEY FACTS

5,175

Population



2.4

Average Household Size

45.3

Median Age

\$82,575

Median Household Income

EDUCATION

11%

No High School Diploma



26%

High School Graduate



23%

Some College



40%

Bachelor's/Grad/Prof Degree

BUSINESS



151

Total Businesses



1,240

Total Employees

EMPLOYMENT



60%

White Collar



30%

Blue Collar



9%

Services

3.8%

Unemployment Rate

INCOME



\$82,575

Median Household Income



\$43,646

Per Capita Income



\$249,764

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (26.7%)

The smallest group: <\$15,000 (4.0%)

Indicator ▲	Value	Diff	
<\$15,000	4.0%	-11.6%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	5.8%	-4.0%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	5.1%	-4.6%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	9.9%	-1.0%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	18.7%	+2.8%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$75,000 - \$99,999	17.4%	+0.4%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$100,000 - \$149,999	26.7%	+13.6%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	6.1%	+2.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from 13009 (Baldwin County) ▼

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DEMOGRAPHICS - 5 Mile

3028 & 3030 N. Columbia St.
Milledgeville, GA 31061

KEY FACTS

12,391

Population



2.3

Average Household Size

44.7

Median Age

\$76,452

Median Household Income

BUSINESS



366

Total Businesses



3,609

Total Employees

INCOME



\$76,452

Median Household Income



\$43,221

Per Capita Income



\$214,803

Median Net Worth

EDUCATION

10%

No High School Diploma



31%

High School Graduate



24%

Some College



36%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



59%

White Collar



29%

Blue Collar



Services

12%

3.9%

Unemployment Rate

2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (19.7%)

The smallest group: <\$15,000 (5.4%)

Indicator ▲	Value	Diff	
<\$15,000	5.4%	-10.2%	
\$15,000 - \$24,999	5.5%	-4.3%	
\$25,000 - \$34,999	8.0%	-1.7%	
\$35,000 - \$49,999	10.9%	0	
\$50,000 - \$74,999	18.8%	+2.9%	
\$75,000 - \$99,999	16.9%	-0.1%	
\$100,000 - \$149,999	19.7%	+6.6%	
\$150,000 - \$199,999	7.3%	+3.1%	

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