



1835 N. Columbia St.

NEW 6,537 SF commercial development in Milledgeville, Georgia—currently under construction with four suites available for immediate pre-leasing. Modern construction, customization flexibility, and first-to-market positioning in growing Milledgeville. Four suites ranging 1,593-1,758 SF provide turnkey platform for retail, dining, services, medical office, or professional concepts where new construction enables energy-efficient operations, contemporary design, and optimal layout.

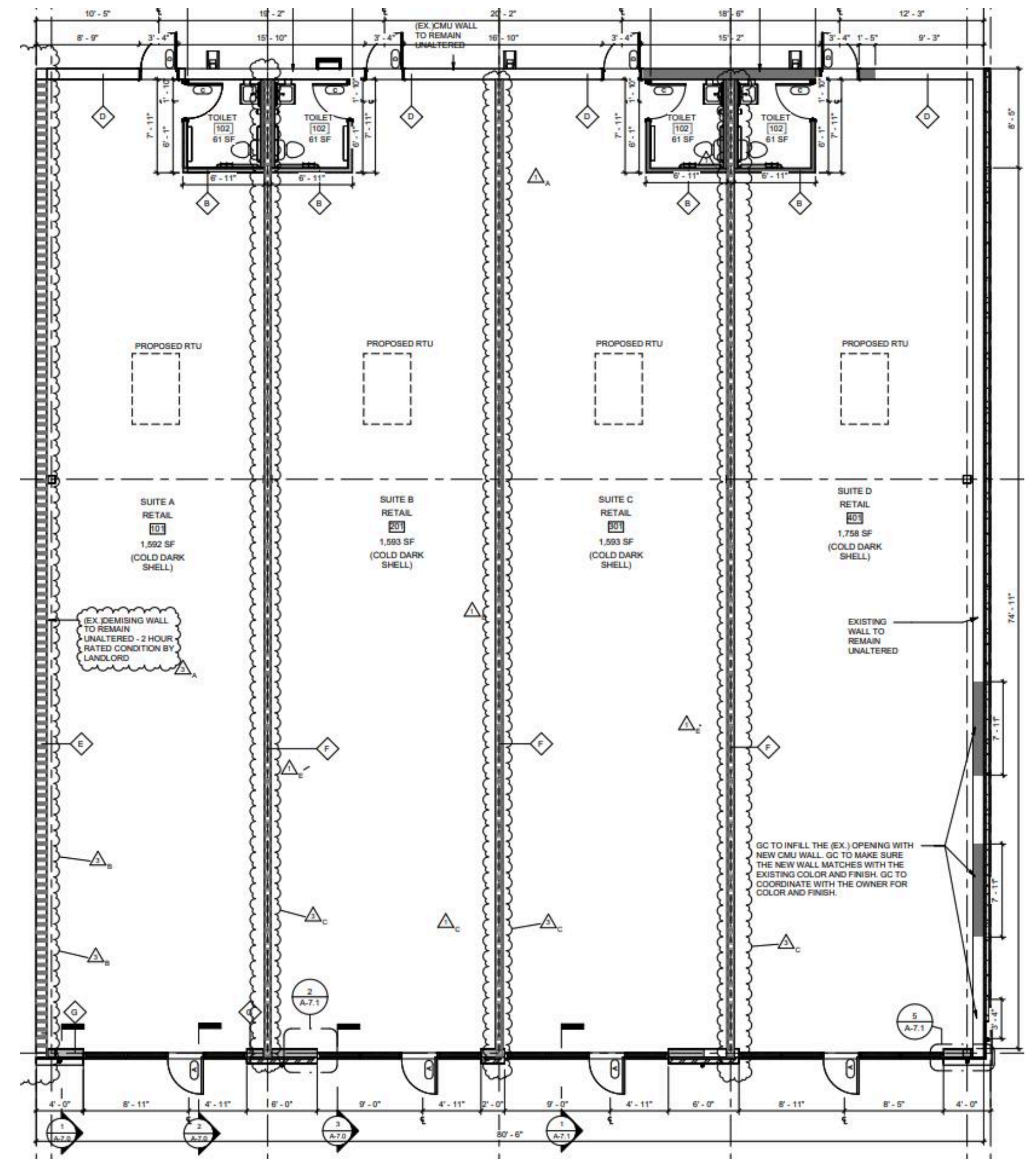
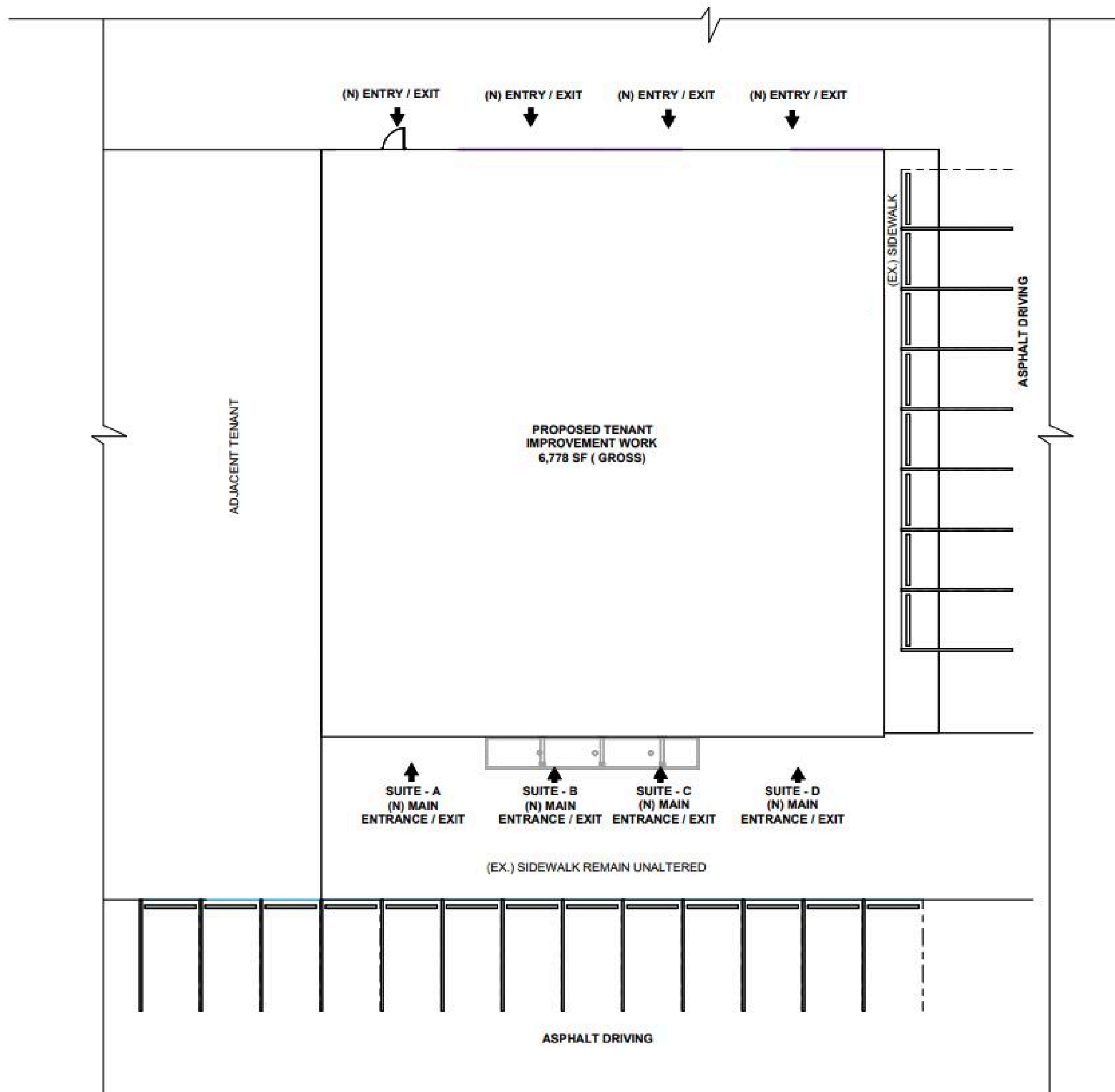
Area				
Demographics	1 MILE	3 MILE	5 MILE	
Population	3,341	17,003	27,644	
Daytime Population	5,204	6,768	29,170	
Households	1,473	8,303	11,041	
Household Income	\$88,900	\$72,200	\$72,700	



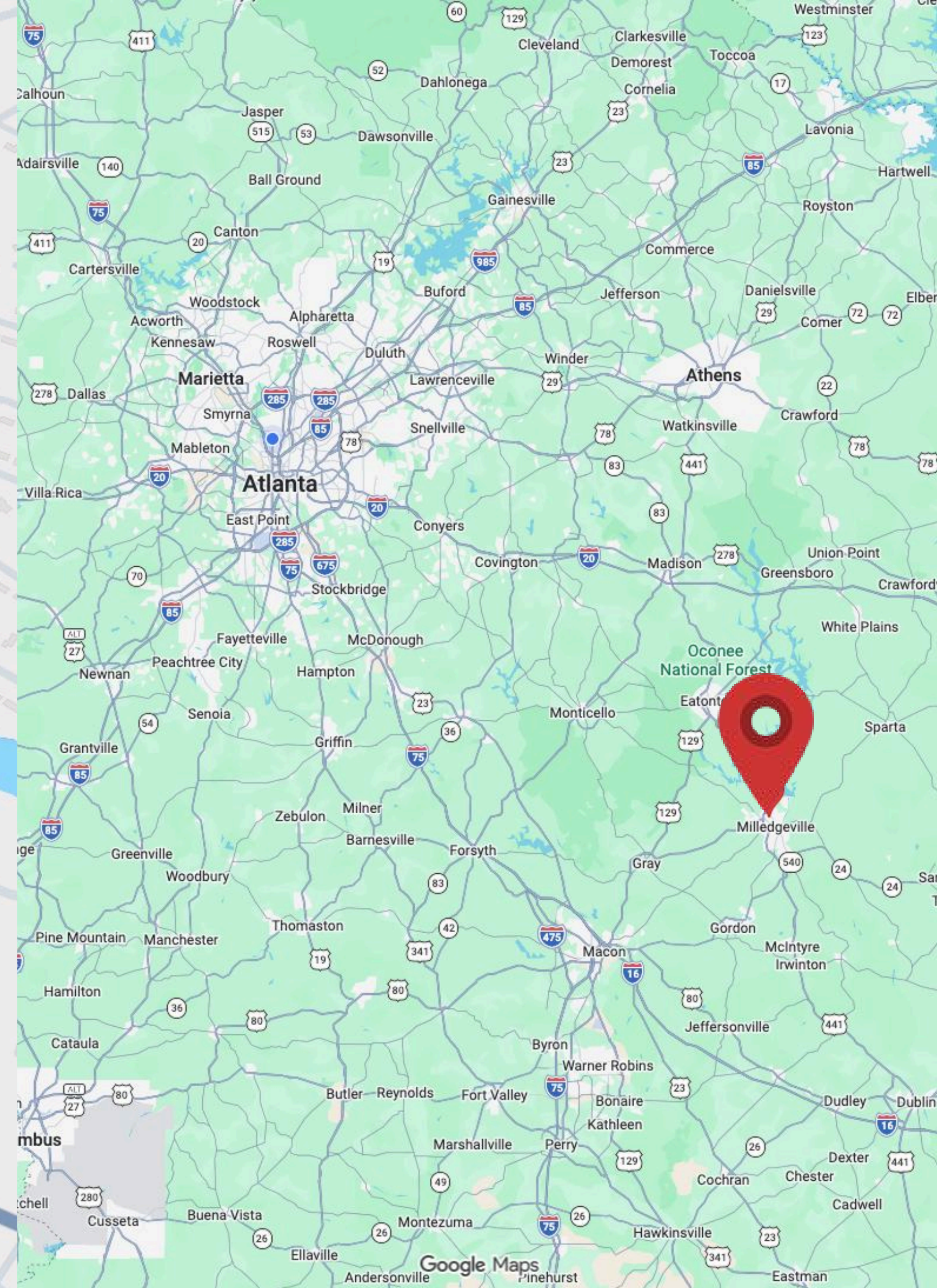
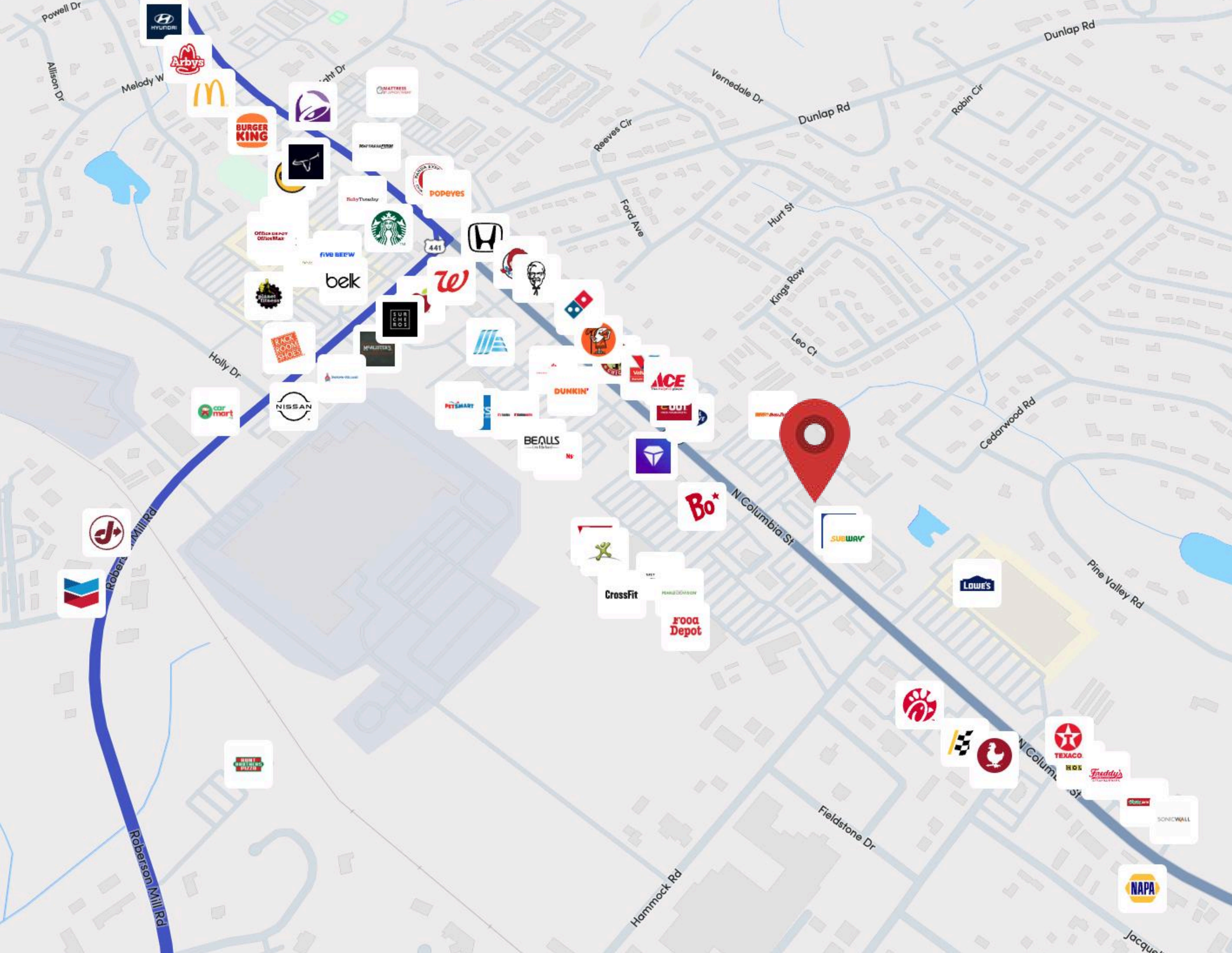
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Pre-leasing advantages include customization influence (layout, finishes, infrastructure specified before construction completes), economic incentives (tenant improvement allowances and favorable lease rates for early commitments), first-to-market establishment (capture student and faculty loyalty before competitors enter), and choice of preferred suite location within new development.



Strategic visibility and access N. Columbia Street corridor positioning captures GCSU campus access, residential traffic, and established commercial corridor recognition. Milledgeville's growth trajectory combined with stable college town fundamentals (year-round student activity, faculty/staff professional employment, regional Middle Georgia positioning) creates platform for sustained performance.