

# MILLEDGEVILLE

MERCHANT CENTRAL  
2600 North Columbia Street  
Milledgeville, GA 31061



## DEMOGRAPHICS:

|            | 3 MI     | 5 MI     | 15 MI    |
|------------|----------|----------|----------|
| Pop        | 22,640   | 32,235   | 63,561   |
| HH         | 8,076    | 11,353   | 23,503   |
| Ave HH Inc | \$41,431 | \$46,248 | \$52,325 |

## PROPERTY FEATURES

This site is located next to Super Walmart on Hwy 441, the main N/S thoroughfare through Milledgeville. There is signalized ingress/egress and a VPD of 40,000 cars. Milledgeville is home to Georgia College & State University, with over 6,500 students and the surrounding area has a projected population growth of over 6.5% over the next 5 years.

Join Dollar Tree, H&R Block, Shoe Dept, Goodwill, GNC, and CATO in this highly trafficked retail center!

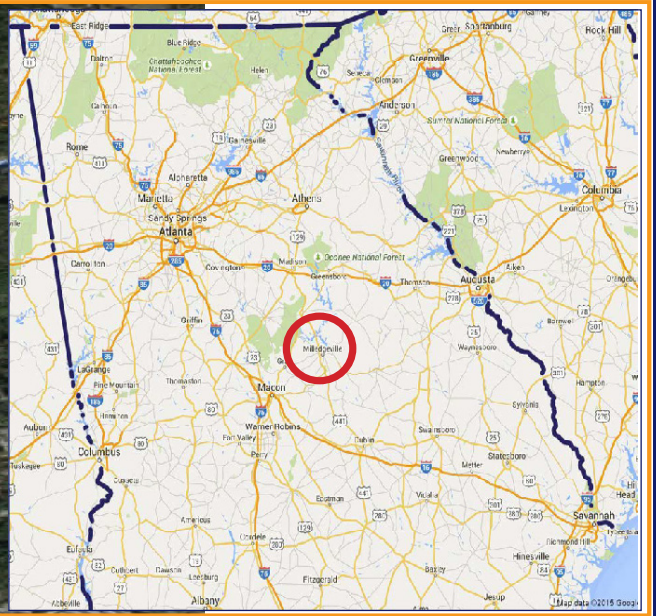
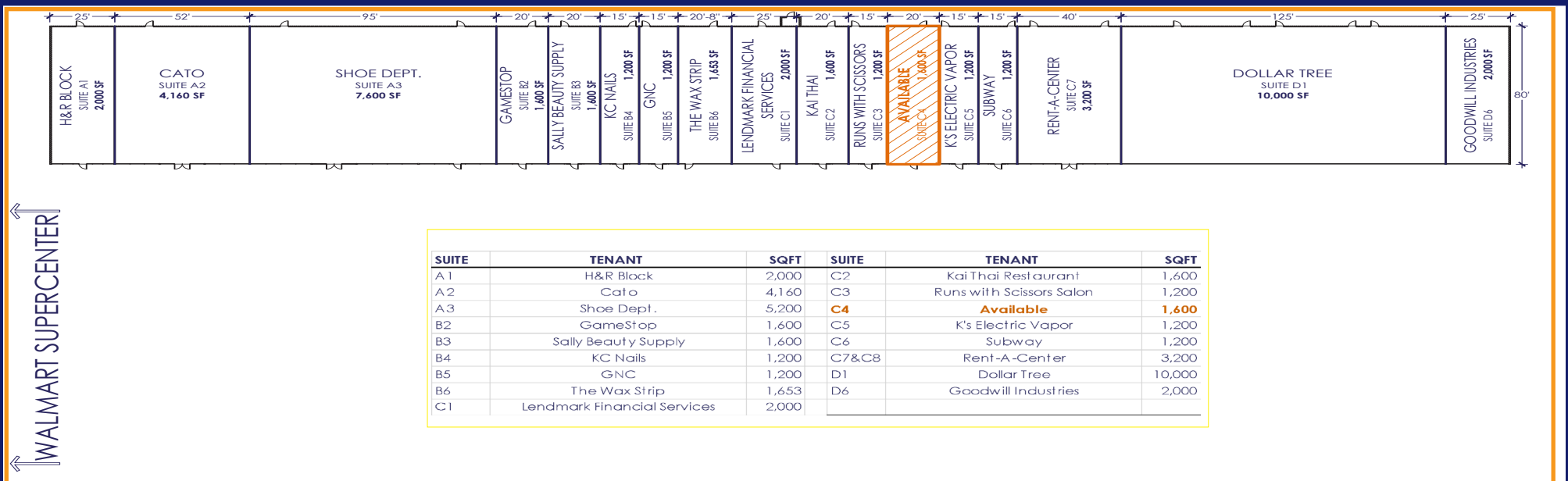


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