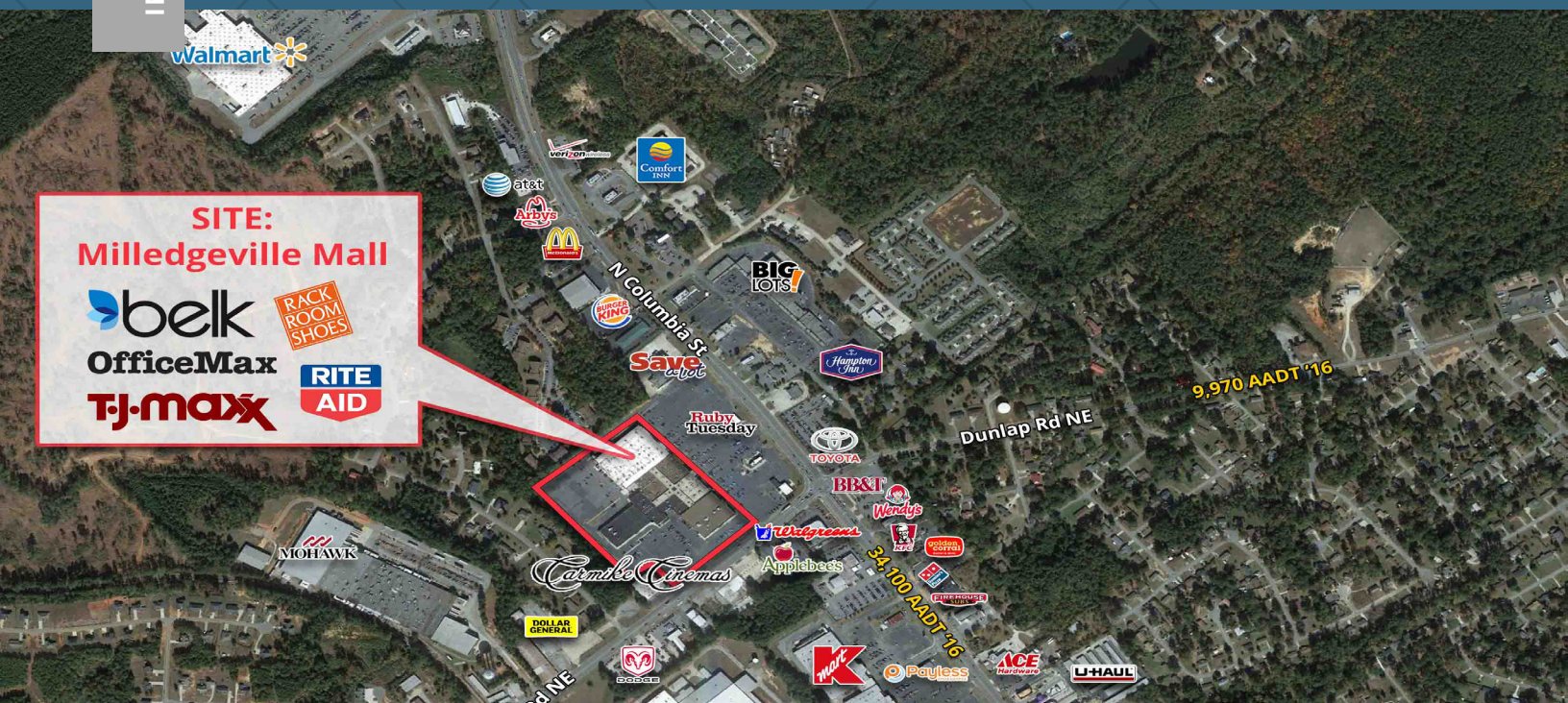


FOR SUBLEASE

Former JCPenney

2400 N Columbia St | Milledgeville, GA



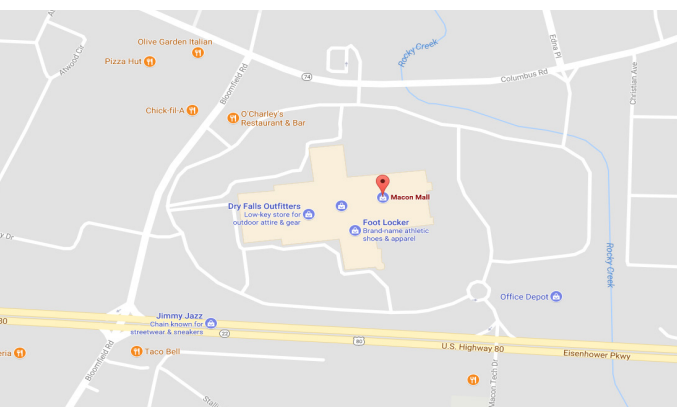
Overview

BUILDING SIZE

34,297 SF

RATE

Call for Rate



Description

- Major tenants in market include Hobby Lobby & Food Depot with Belk, TJ Maxx, Carmike Cinemas, and Office Max as cotenants in the Milledgeville Mall. N Columbia St. is the major retail corridor of Milledgeville.
- Georgia College and State University is located in the heart of the city with 6,000 students.
- Georgia Military College is also located in Milledgeville with 2,000 students.
- Lake Sinclair is located in Baldwin County attracting more than 100,000 plus visitors to the Milledgeville area.

Demographics

	1 MILE	3 MILES	5 MILES
Current Est Population	2,153	17,111	31,097
Average HH Income	\$69,126	\$51,756	\$51,222
Households	911	6,520	11,371
Daytime Population	5,983	23,396	35,272

Year: 2017 | Source: Esri

Traffic Counts

N Columbia St	34,100 VPD
Roberson Mill Rd	23,600 VPD

Year: 2016 | Source: GDOT

Contact

SCOTT TIERNAN

678.420.1385 | scott.tiernan@srsre.com

BRICE POLITO

404.231.9631 | brice.polito@srsre.com

STAN HELLER

972.419.4232 | stan.heller@srsre.com

SRS REAL ESTATE PARTNERS | 3400 Peachtree Road NE, Suite 1100 | Atlanta, GA 30326 | 404.231.2232

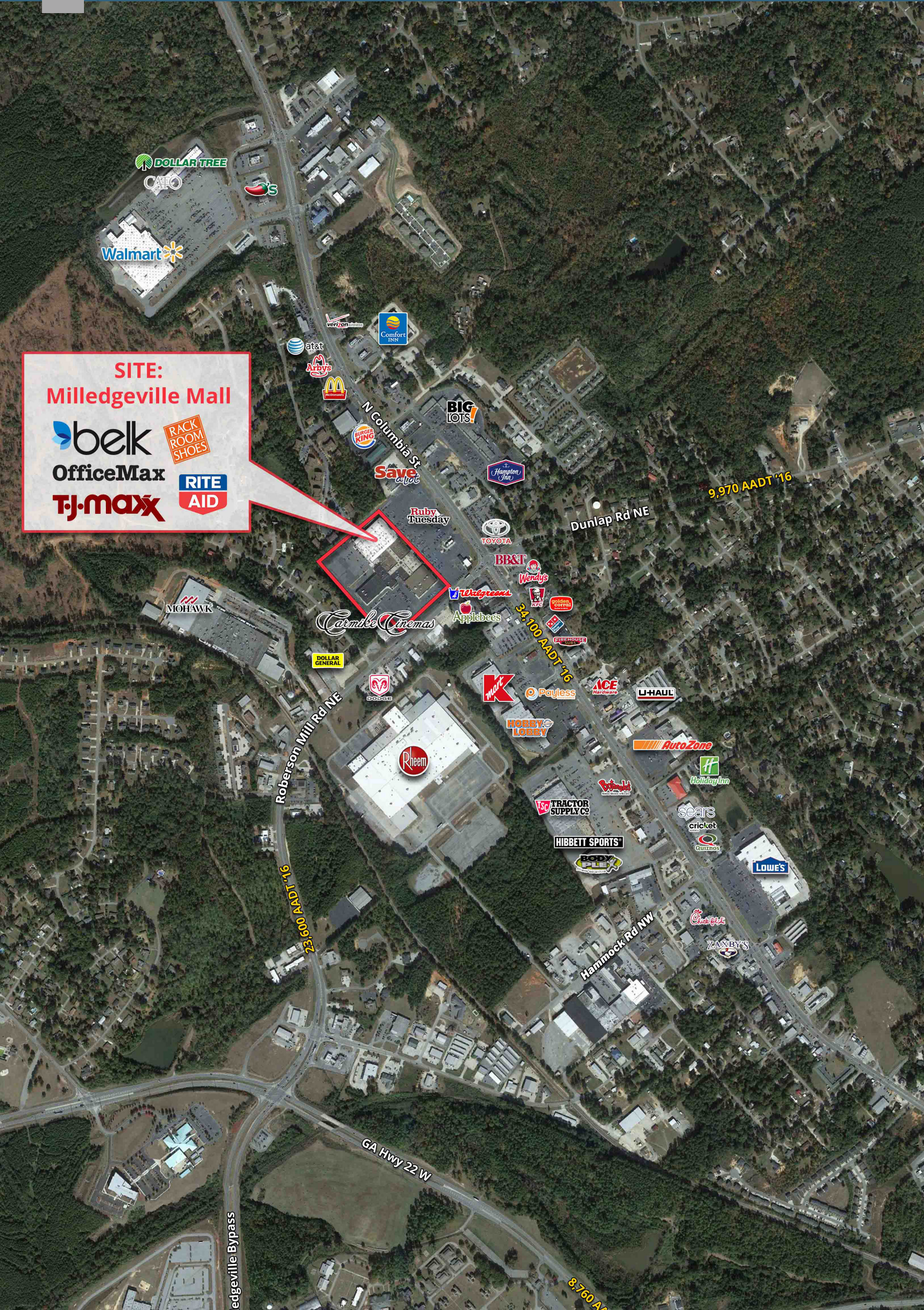
This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

SITE:
Milledgeville Mall

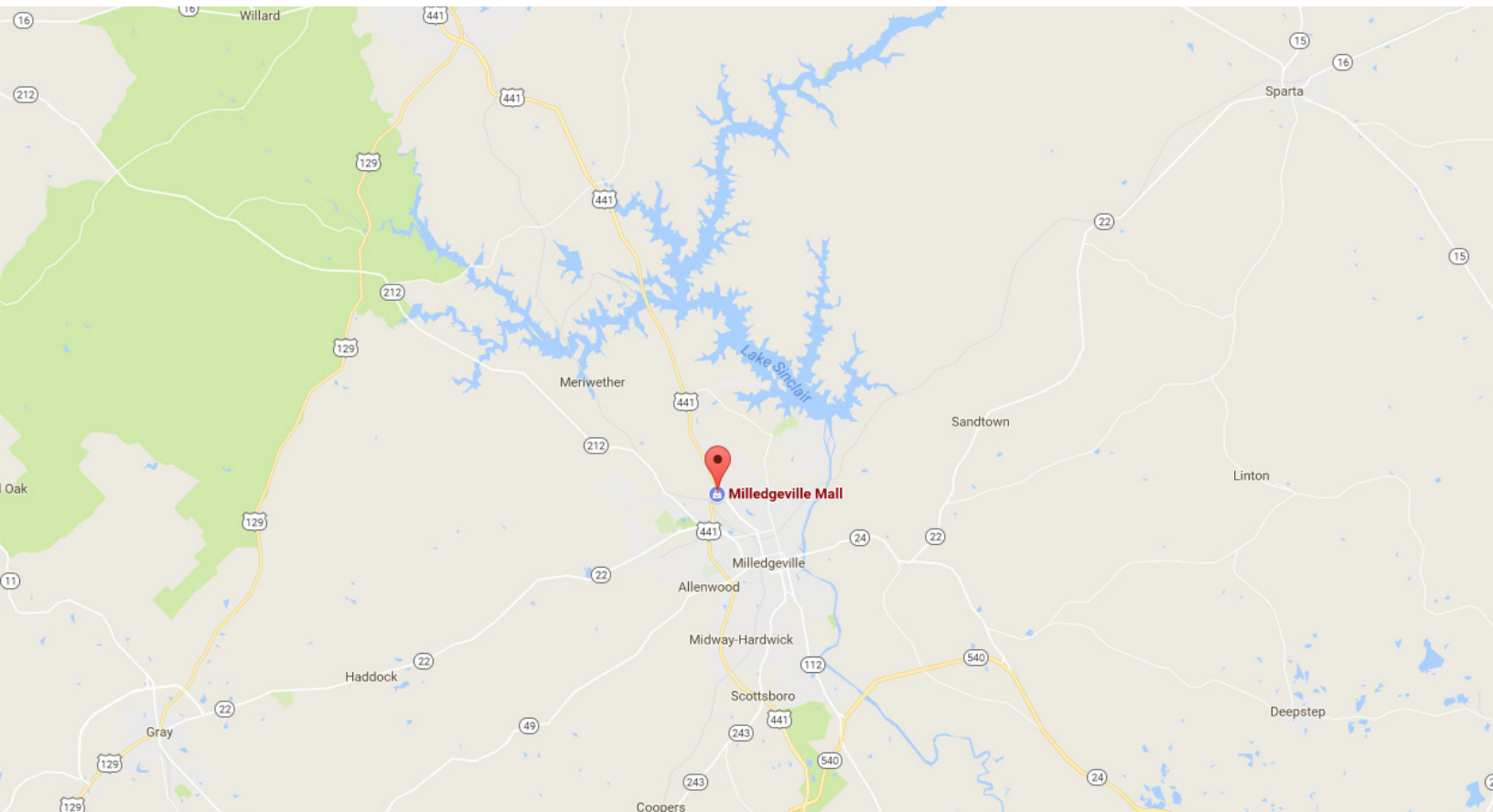
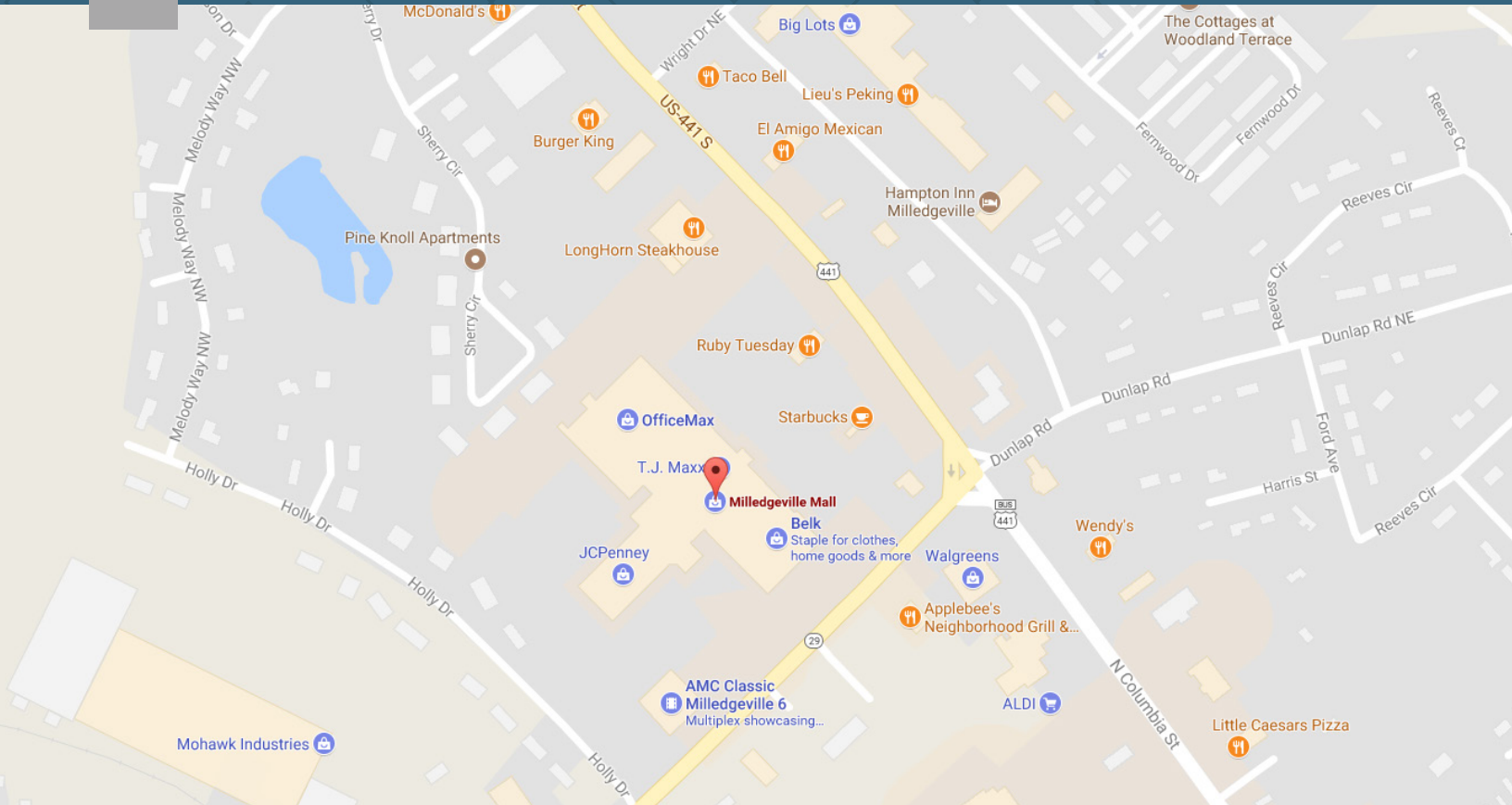






Former JCPenney

2400 N Columbia St | Milledgeville, GA



Executive Summary

2400 N Columbia St | Milledgeville, GA



	1 mile	3 miles	5 miles
Population			
2000 Population	1,947	13,719	31,251
2010 Population	2,264	16,504	30,712
2017 Population	2,153	17,111	31,097
2022 Population	2,065	16,901	30,443
2000-2010 Annual Rate	1.52%	1.87%	-0.17%
2010-2017 Annual Rate	-0.69%	0.50%	0.17%
2017-2022 Annual Rate	-0.83%	-0.25%	-0.42%
2017 Male Population	47.4%	45.9%	48.3%
2017 Female Population	52.6%	54.1%	51.7%
2017 Median Age	39.8	26.9	32.3
Households			
2000 Households	768	5,264	10,288
2010 Households	961	6,462	11,559
2017 Total Households	911	6,520	11,371
2022 Total Households	871	6,406	11,072
2000-2010 Annual Rate	2.27%	2.07%	1.17%
2010-2017 Annual Rate	-0.73%	0.12%	-0.23%
2017-2022 Annual Rate	-0.89%	-0.35%	-0.53%
2017 Average Household Size	2.36	2.30	2.41
Housing Units			
2017 Total Housing Units	1,042	7,538	13,883
2017 Owner Occupied Housing Units	588	2,592	5,209
2017 Renter Occupied Housing Units	323	3,928	6,162
2017 Vacant Housing Units	131	1,018	2,512
Race and Ethnicity			
2017 White Alone	44.1%	56.1%	50.5%
2017 Black Alone	47.1%	37.6%	44.3%
2017 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2017 Asian Alone	5.2%	3.0%	2.2%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	3.8%	2.8%	2.5%
Income			
2017 Median Household Income	\$45,255	\$33,772	\$35,631
2017 Average Household Income	\$69,126	\$51,756	\$51,222
Per Capita Income	\$27,864	\$20,244	\$20,015
2017 Population 25+ by Educational Attainment			
Total	1,526	9,044	18,624
High School Graduate	27.7%	33.5%	33.6%
GED/Alternative Credential	4.8%	4.7%	5.0%
Some College, No Degree	16.9%	15.0%	16.9%
Associate Degree	6.2%	6.6%	6.5%
Bachelor's Degree	13.0%	13.0%	10.6%
Graduate/Professional Degree	17.4%	12.9%	10.9%
Data for all businesses in area			
Total Businesses:	380	1,084	1,397
Total Employees:	5,004	14,891	17,857
Daytime Population			
2017 Total Daytime Population	5,983	23,396	35,272
Workers	4,861	12,969	15,868
Residents	1,122	10,427	19,404

Source: Esri, Esri and Infogroup, U.S. Census