

GET TO KNOW THE PROJECT

DESCRIPTION

Former grocery store/large box available for lease. This is not a mall, but an "open" retail center with outward facing storefronts.

LOCATION

Located on N. Columbia St., the major retail corridor of Milledgeville. There is easy access from both directions into the site with clear visibility from N Columbia St to the center. Strategically located between Milledgeville Mall and downtown Milledgeville.

LEASABLE SF

45,786

LAND AREA

10.53 Acres

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Median HH Income	\$30,971	\$36,143	\$43,046
Average HH Income	\$46,830	\$52,142	\$58,591
Households	7,719	11,171	17,800
Daytime Population	27,761	36,241	48,061

Year 2019 | Source: ESRI

TRAFFIC COUNTS

Location	Count
N Columbia St.	23,200 VPD
W. Martin Luther King Jr Dr.	9,860 VPD

Year 2018 | Source: GDOT

GGD Oakdale/Rhino nurtures long-term relationships with retail tenants like Harbor Freight. At Harbor Freight's direction, GGD Oakdale/Rhino has helped them acquire 13 new locations for their storefronts. This project will be the 14th they have worked together on. Harbor Freight will be the only tenant GGD/Rhino will be performing tenant improvements for on this particular project.

Harbor Freight approached GGD/Rhino to help them acquire this new location, even though they have competitors nearby in Lowe's, Ace Hardware and even Walmart. Harbor Freight manufactures their own products, so they are able to offer a more affordable price than their competition. Given that this area has a lower media income than the national average and it is an industrial/manufacturing hub and a "college" town, these factors all play into Harbor Freight's target demographic.



View of the property as currently stands.



View of the surrounding properties with selected business highlighted.





GET TO KNOW MILLEDGEVILLE, GA

Once the capital of Georgia, Milledgeville is located in the middle of the state, southeast of Atlanta and northeast of Macon, along the Oconee River. It is easily accessible to everyone in the state of Georgia with an easy commute to cities like Atlanta, Savannah, Macon and Athens. Today this southern town boasts a hip college vibe that has an eclectic mix of locally owned shops and dining options.

POPULATION

2019 census population – 18,704, up from 17,715 in the 2010 census

JOBS

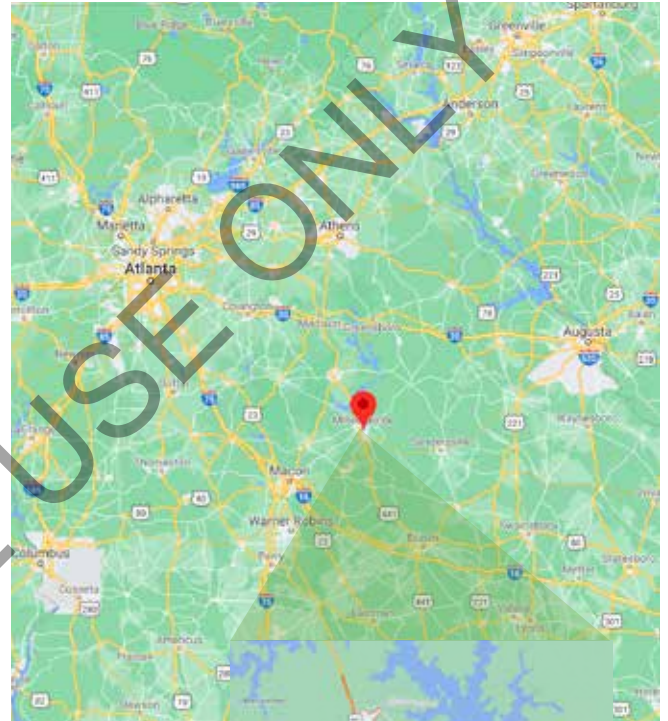
The top occupations in Milledgeville are: Healthcare (16.1%), Accommodation and food services (15.9%), Educational services (15.8%), Retail (7.7%), and Manufacturing (6.4%).

Recent projections estimate a 26.7% future job growth (<https://www.bestplaces.net/economy/city/georgia/milledgeville>). This figure is supported by statements from the Development Authority of Milledgeville and Baldwin County reporting that they are working on nine ongoing projects which represents 1,826 prospective jobs.

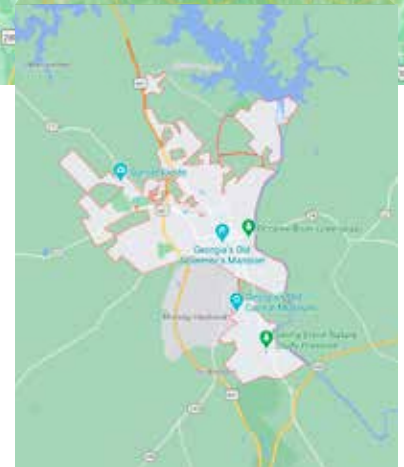
“We’ve actually had four inquiries from the state in the last four weeks,” Jonathan Jackson, interim executive director of The Development Authority said. “So, state project management is also picking up. I think that what we’re seeing is a lot of interest from people taking advantage of a little bit looser labor pool, and they are also seeing the potential and the need to do this to secure their supply chain.”

“Jackson explained that when companies experienced difficulties receiving imports from other countries due to the COVID-19 pandemic, the idea of more on-shoring activity and co-locating raw material along with manufacturing and distribution became the way to go.”

“So, we’re seeing the benefit of that, and in my opinion, a renaissance of manufacturing,” Jackson said. (https://www.unionrecorder.com/economic-development-projects-discussed/article_9b3b5a3c-ec91-11ea-a2b2-cfd6224368ac.html)



Map of Milledgeville, GA.



Additional Info

Check out the Milledgeville website at <https://www.visitmilledgeville.org/>





EDUCATION

Known today as a college town, Milledgeville is home to Georgia College & State University, Central Georgia Technical College, and Georgia Military College. One study estimated Georgia College's impact on the local economy to be \$298 million. For each job created on campus, there are 2.3 off-campus jobs that exist because of spending related to the college or university. (<https://wgxa.tv/news/local/georgia-college-impacts-the-local-economy-by-298-million>)



TOURISM

Milledgeville is one of the state's oldest cities, previously used as the state capital in the 1800s. It's home to more antebellum buildings than anywhere else in the state. Tourism and hospitality was a \$96 million business in Milledgeville (https://www.unionrecorder.com/news/visit-milledgeville-official-talks-tourism-with-city-leaders/article_7e68d2d0-2055-11ea-bf37-9f505490abf3.html)

Part of that business is due to a 20% growth in the lodging community market last year, with 52 short-term rental properties on Lake Sinclair in Baldwin County. Lake Sinclair is an outdoors lover's paradise with more than 400 miles of shoreline, where locals and visitors take advantage of activities like boating, fishing, camping and relaxation.

While historic assets may draw visitors, the recreation assets, like Bartram Forest, the Oconee River Greenway, and Lake Sinclair are bringing in a younger, more active new demographic to further expand the tourism industry in Milledgeville.

RECOGNITION AND AWARDS



Budget Travel's "Top 10 Coolest Small Towns in America"!



"Cleanest Lake in the State"



The City of Milledgeville Main Street/Downtown Development Authority Program has been designated as a **2020 Accredited Main Street America™ program.**

