



**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  
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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

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

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## PHOTOS

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



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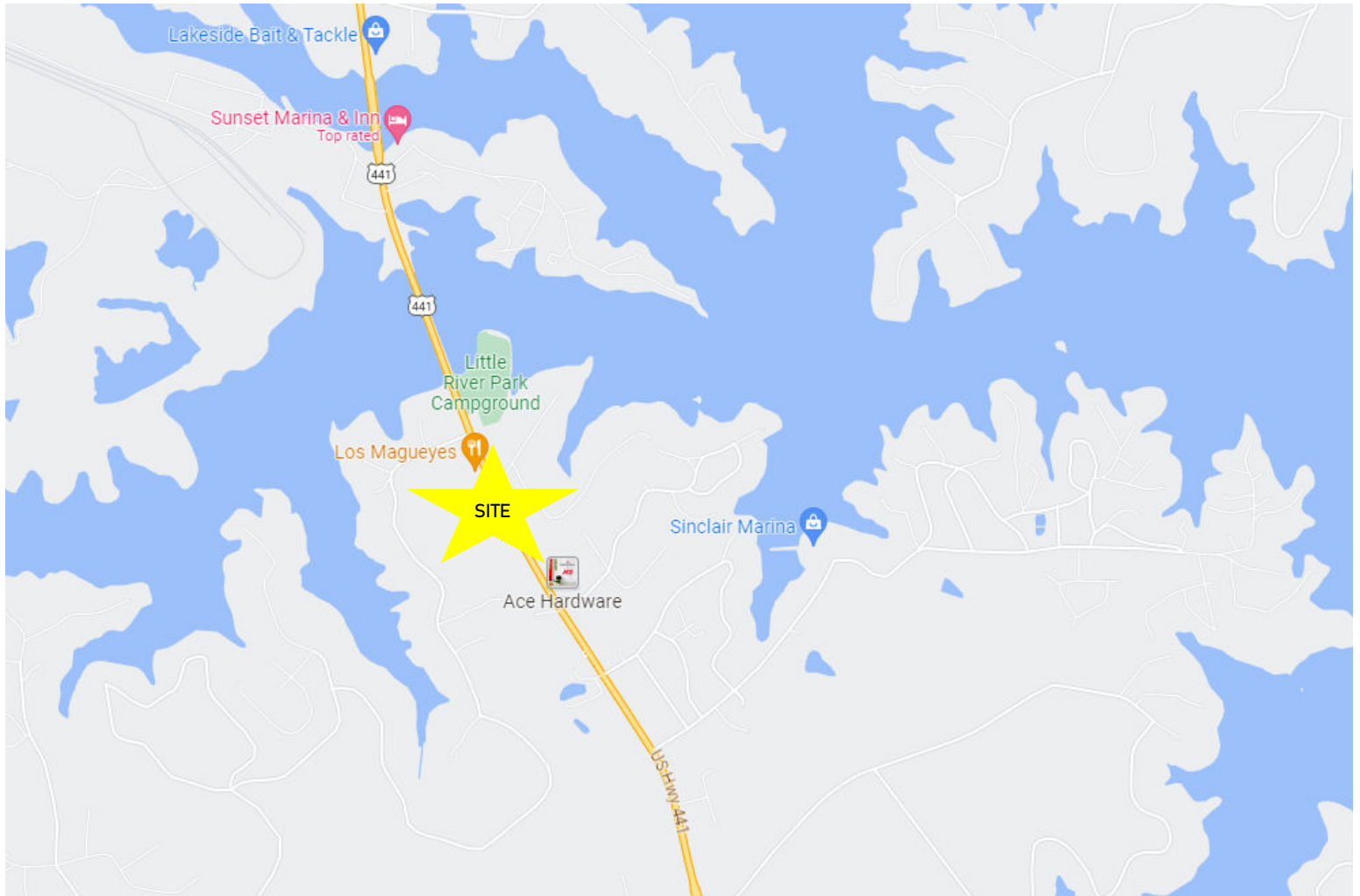
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## MAPS

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



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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

45.3

Median Age

\$82,575

Median Household Income

2.4

Average Household Size

### 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	4.4%	+2.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

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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

## EDUCATION

10%

No High School Diploma



31%

High School Graduate



24%

Some College



36%

Bachelor's/Grad/Prof Degree

## BUSINESS



366

Total Businesses



3,609

Total Employees

## EMPLOYMENT



59%

White Collar



29%

Blue Collar



12%

Services

3.9%

Unemployment Rate

## INCOME



\$76,452

Median Household Income



\$43,221

Per Capita Income



\$214,803

Median Net Worth

## 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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