

End-Cap Retail Space For Lease

5926-5946 US-21
Rincon, GA 31326

End-cap retail space with direct access to the highly trafficked US Highway 21.



Property Information

NAI Mopper | Benton is pleased to present this ±1,083 SF end-cap retail space, now available for immediate occupancy. Situated within the 13,000 SF Magnolia Place Shopping Plaza, the space offers excellent visibility and convenient access just off US-21, which sees more than 40,000 vehicles per day. The property features ample on-site parking and is currently undergoing a renovation that will include modern façade improvements and a new pylon sign, further enhancing the center's curb appeal and visibility.

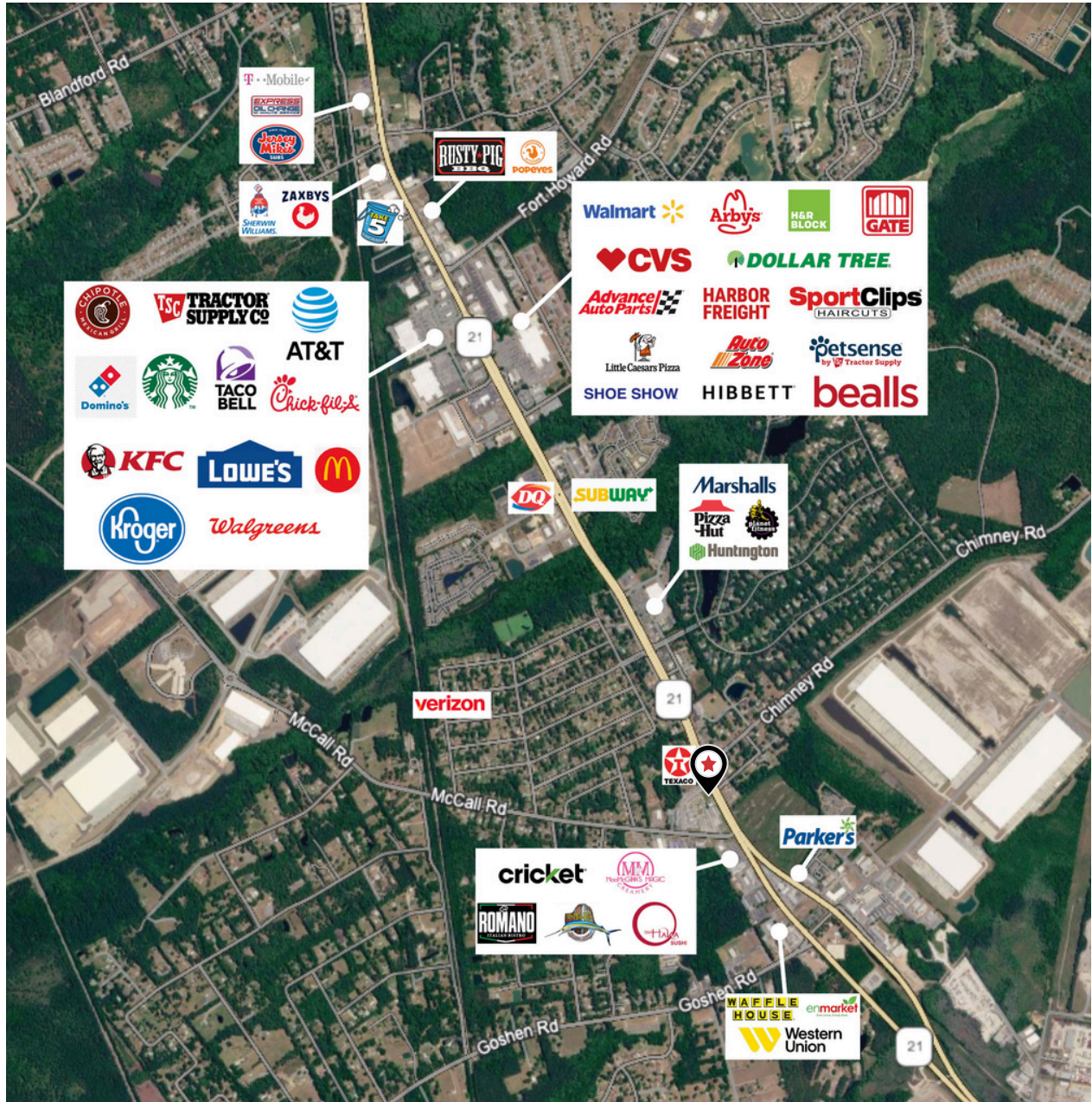
Property Details

Address:	5926-5946 Ga-21 Hwy Rincon, GA 31326
Size:	±1,083 SF
Asking Rent:	\$15.00/SF NNN
Parcel Number:	0465M007
Zoning:	C-3
Traffic Counts:	200 Amps
Highway 21:	37,700 VPD

**For more information,
please contact:**

Zack Allen
o: 912 665 2135
e: zallen@naisavannah.com

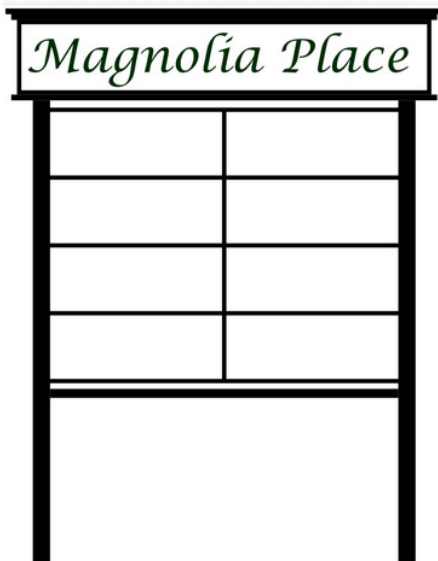
Aerial Map



For more information,
 please contact:

Zack Allen
 o: 912 665 2135
 e: zallen@naisavannah.com

Property Photos

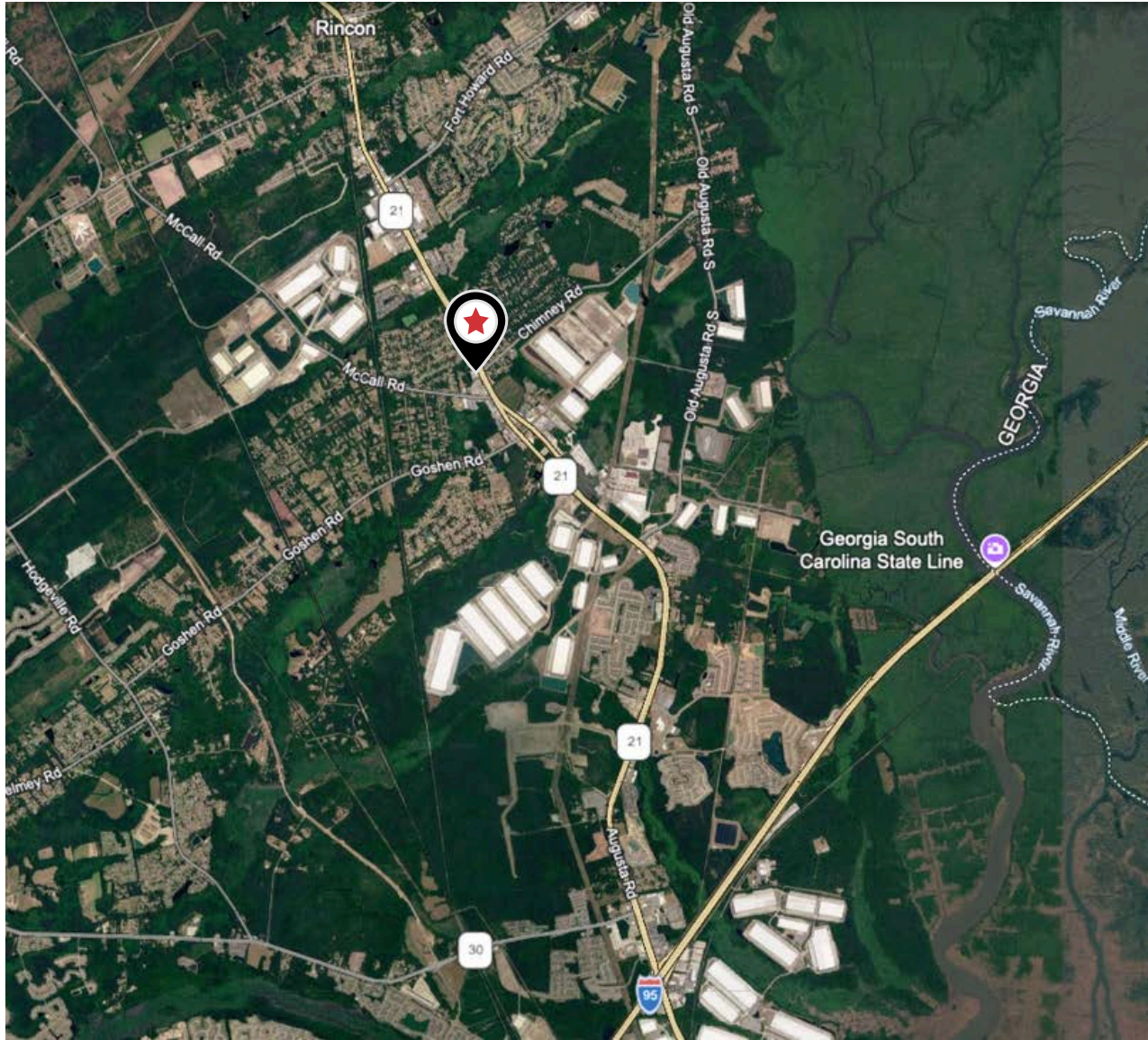


New Pylon Sign
Coming Fall 2026

For more information,
please contact:

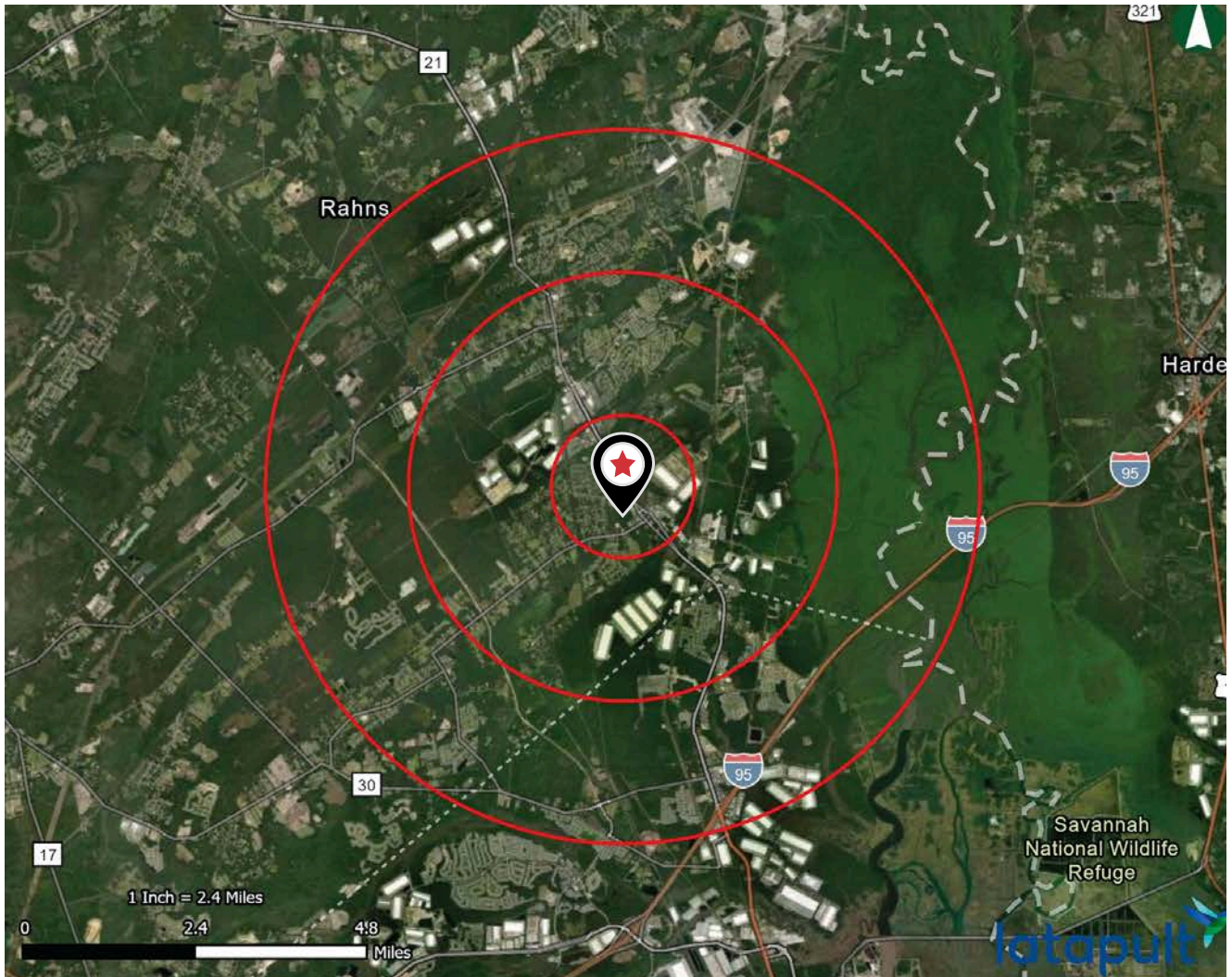
Zack Allen
o: 912 665 2135
e: zallen@naisavannah.com

Property Location



For more information,
please contact:

Zack Allen
t: 912 665 2135
e: zallen@naisavannah.com



Population	1 Mile	3 Miles	5 Miles
Total Population	4,281	19,868	34,950
Median Age	38	37	37
Total Workers	2,052	9,763	18,465

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,628	7,437	13,224
Median HH Income	\$88,210	\$90,329	\$89,954

For more information,
 please contact:

Zack Allen
 o: 912 665 2135
 e: zallen@naisavannah.com