

321 SOUTH COLUMBIA AVENUE

RINCON, GA 31326

PROPERTY HIGHLIGHTS

- 16,000 SF retail strip center under development.
- Located in the heart of Rincon's retail corridor
- Strategically positioned near well-performing traffic generators (Walmart Supercenter & Kroger Marketplace), and employment centers.
- Excellent access and visibility
- Preleasing suites from 2,000 - 16,000 SF.

TRAFFIC COUNTS

VEHICLES / DAY

S. Columbia Avenue (Highway 21) 37,800

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,556	6,507	9,843
Total Population	4,016	17,549	26,964
Average HH Income	\$86,754	\$98,151	\$101,958
Total Businesses	247	682	795
Est. Employees	2,311	5,407	7,325

[Google Maps Link](#)



For More Information

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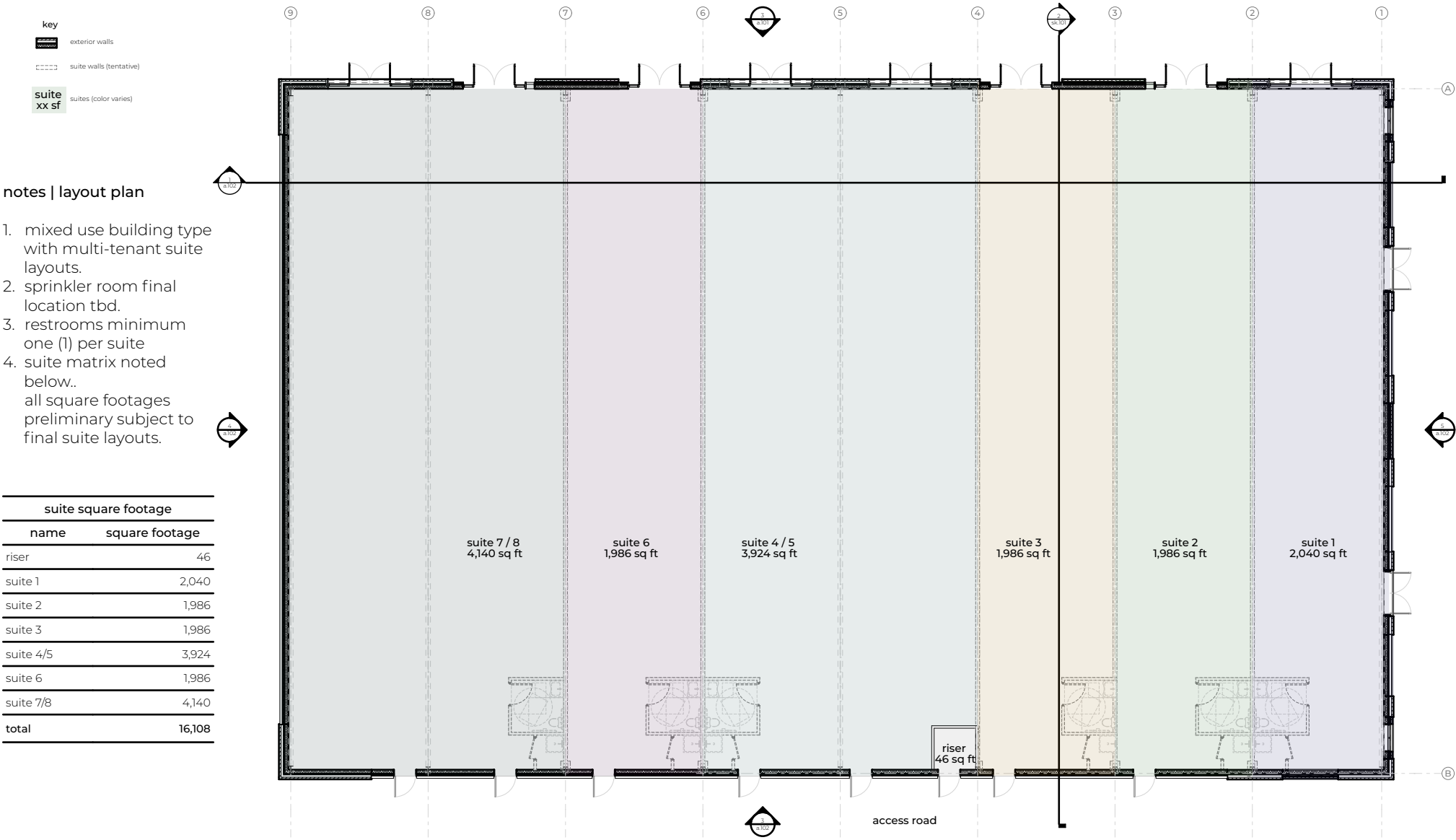
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LOCATION MAP



front elevation (parking)
not to scale



floor suite layout plan
not to scale



birds eye view

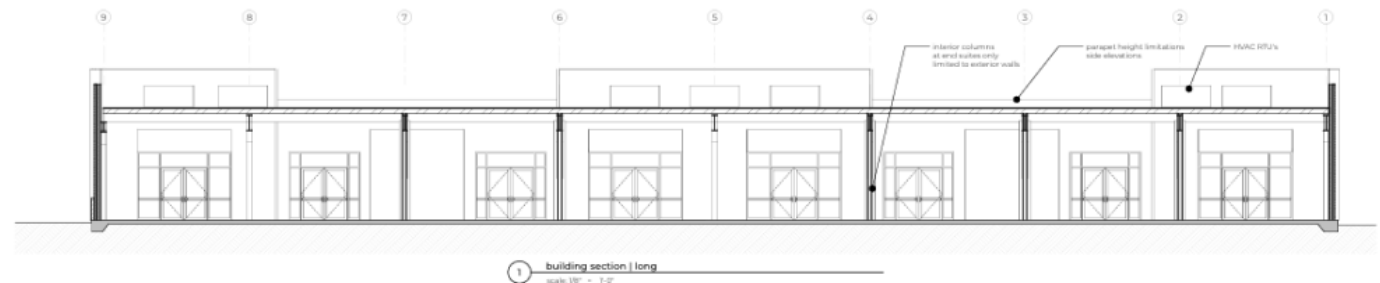
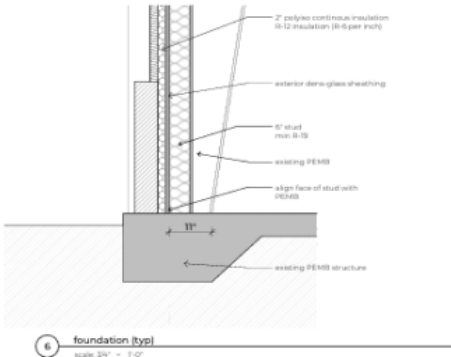
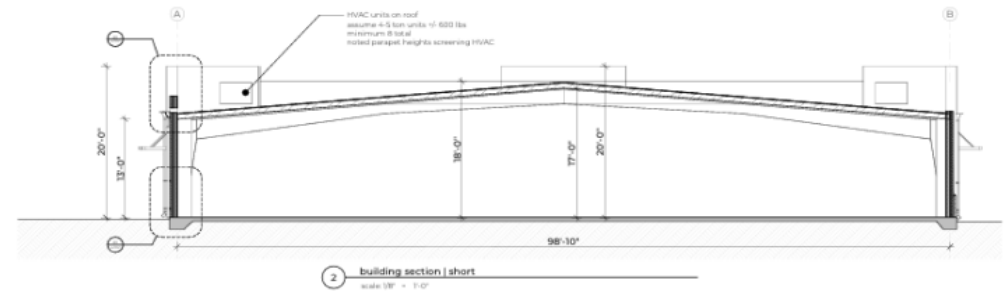
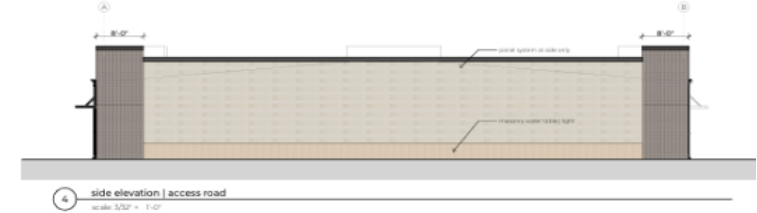
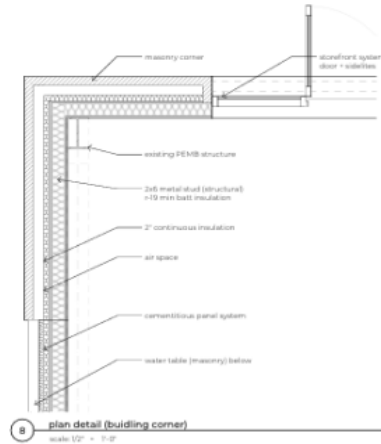
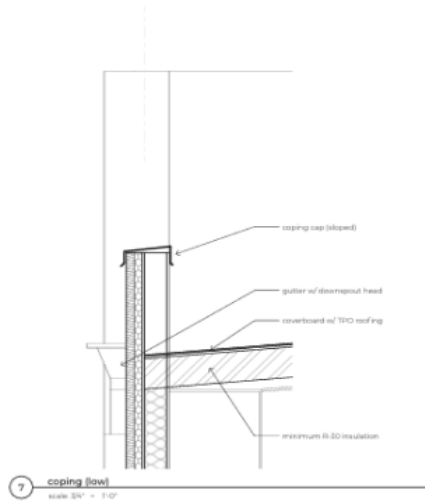
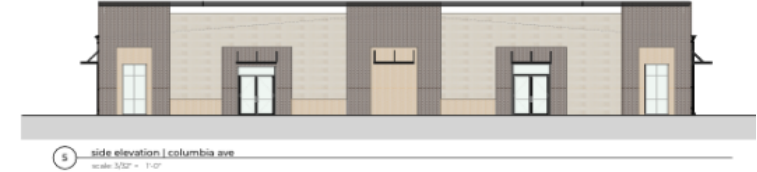
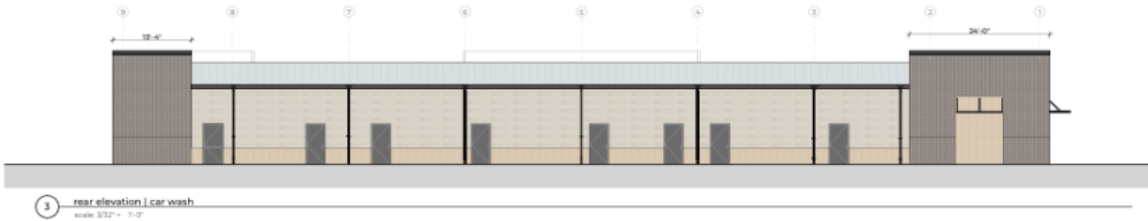


front view



columbia ave view

Storefront Fenestration may be Altered as per Tenant Requests'



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,016	17,549	26,964
Average Age	35.8	36.6	36.7
Average Age (Male)	31.9	33.7	34.4
Average Age (Female)	37.0	37.8	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,556	6,507	9,843
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$86,754	\$98,151	\$101,958
Average House Value	\$221,204	\$248,605	\$258,798

2023 American Community Survey (ACS)

