

321 SOUTH COLUMBIA AVENUE

RINCON, GA 31326

PROPERTY HIGHLIGHTS

- 20,000 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 - 20,000 SF.

TRAFFIC COUNTS

VEHICLES / DAY

S. Columbia Avenue (Highway 21) 37,800

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

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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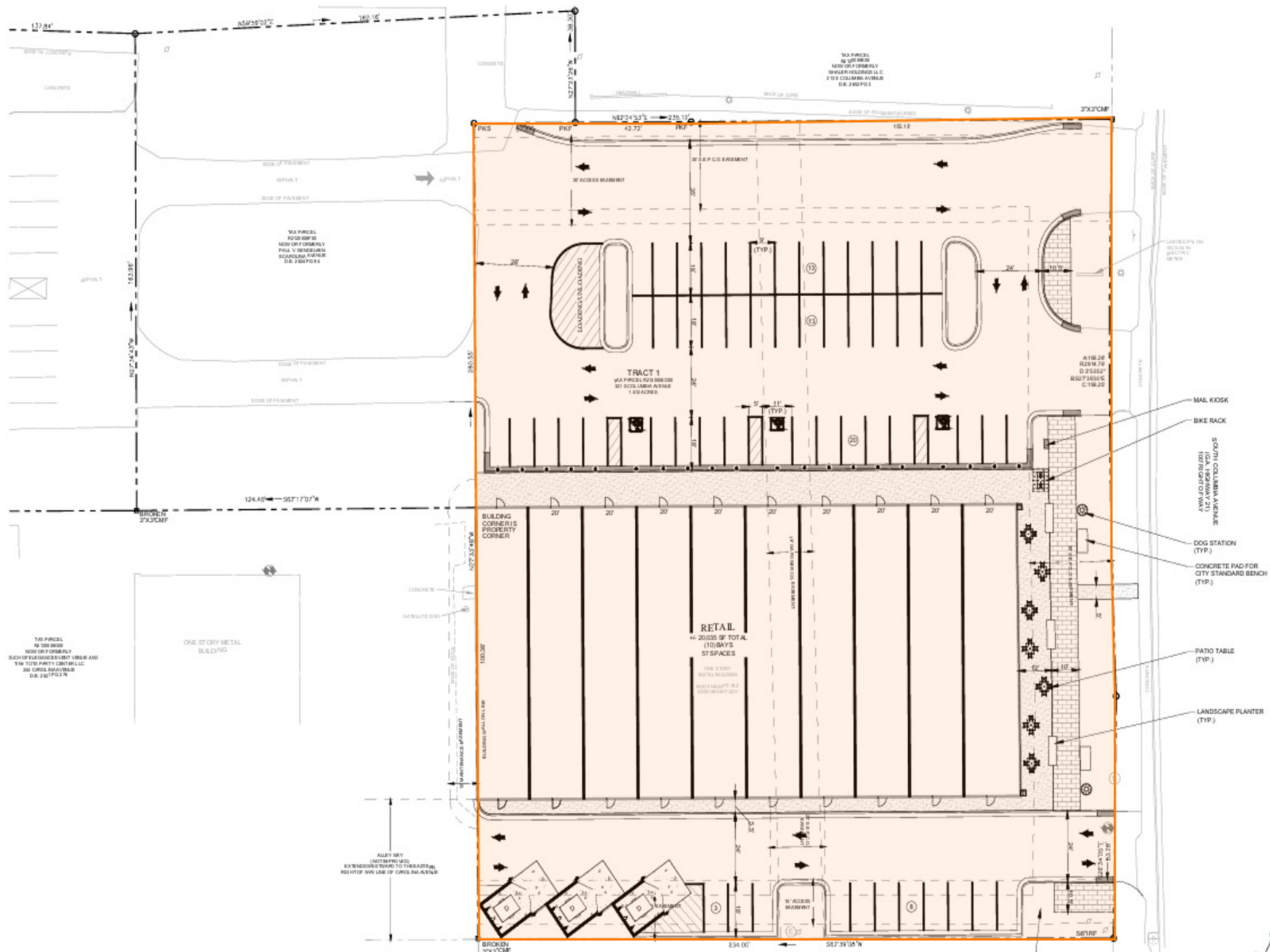


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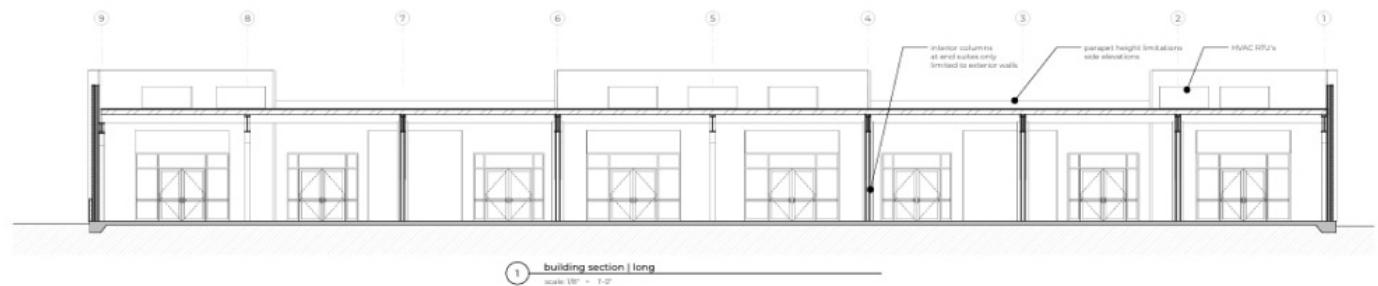
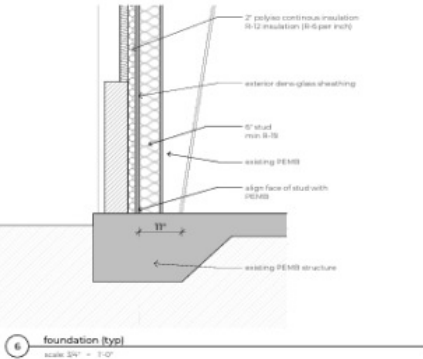
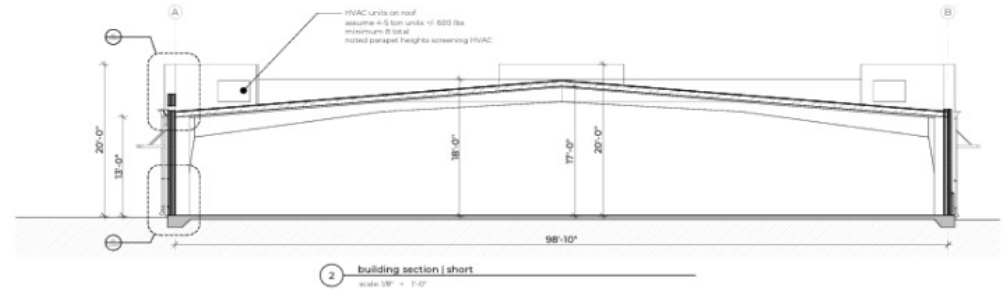
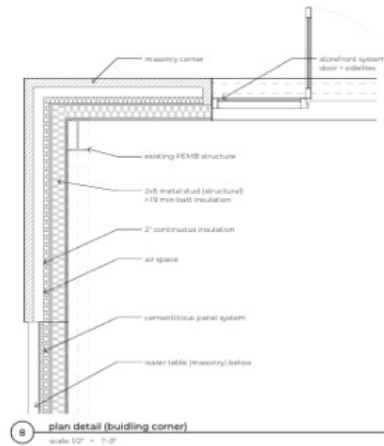
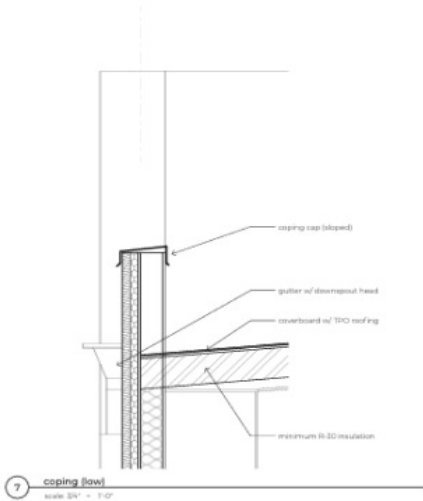
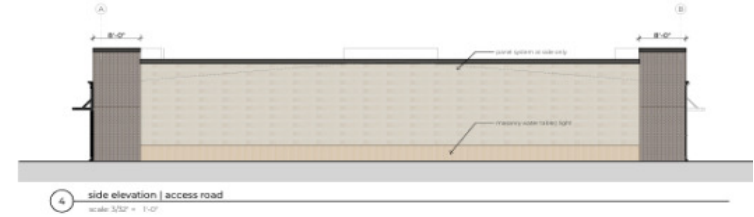
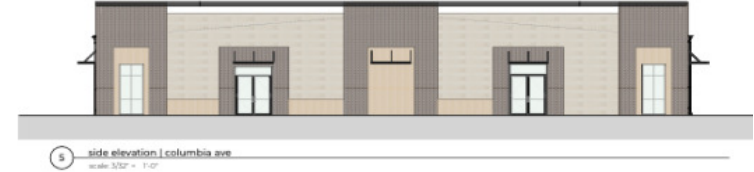
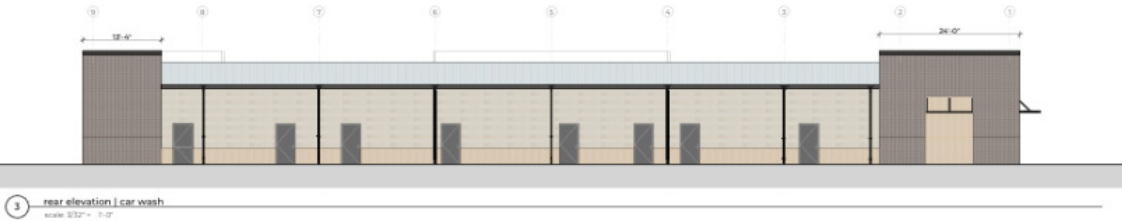
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LOCATION MAP



Storefront Fenestration may be Altered as per Tenant Requests¹



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)

