

# NAI

FOR LEASE

499 Old

Richmond RD

DELIVERED  
FEBRUARY 2026



**AVAILABLE | ±8,730 SF Retail Space**

## CONTACT

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NAI Mopper|Benton

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**NAI Mopper|Benton**

Commercial Real Estate Services. Worldwide.



## ABOUT THE PROPERTY

NAI Mopper | Benton is excited to exclusively present Coldbrook Plaza, a prime 8,730 SF shopping center now available for pre-lease. Conveniently located off US-21, which sees 40,000 vehicles per day, Coldbrook Plaza is situated near key national retailers including Food Lion, Zaxby's, CVS, Burger King, and Dunkin' Donuts.

The Port Wentworth area is experiencing significant growth, with numerous multi-family and single-family communities surrounding the upcoming Coldbrook Plaza. This newly available shopping center offers ample parking, prominent signage, and is slated for completion in late 2025.



56k VPD



C-2  
Zoning



Signage



Shell  
Space



80+ Parking  
Spaces

AVAILABLE	Immediately
ZONING	Commercial
ASKING PRICE	Please Inquire



UNIT	SIZE	AVAILABILITY	DELIVERY
100	1,500 SF	LEASED	Shell
200	2,865 SF	Available	Shell
300	2,190 SF	Available	Shell
400	2,175 SF	LEASED	Shell

**\*DIVISIBLE\***

# TRAFFIC STUDY



## 2024 DAILY TRAFFIC VOLUME

### SR 21, SR 30, & SR 17

A Summary of the Kimley-Horn PI 0017271 I-95 at SR 21 Scoping Study\*

#### *Bottom Line*

SR 21 and SR 30 are key transportation corridors experiencing strong freight and commuter demand. **SR 21 north of I-95 carries around 56,550 vehicles daily, while SR 30 west of SR 21 sees about 13,825 vehicles per day.**

Industrial and port-related truck traffic is a significant contributor, with **truck volumes reaching up to 20% in areas along SR 21.**

Growth trends indicate increasing traffic demand on these corridors, particularly with continued development and expansion near the Port of Savannah.

**Investments in transportation infrastructure are critical to maintaining safety and economic efficiency.**

\*All information is compiled utilizing the September 13 2024 Kimley-Horn traffic data report for GDOT.

### 2024 TRAFFIC VOLUME HIGHLIGHTS

North of I-95

#### SR 21 / AUGUSTA ROAD

2024 AADT

**56,550 vehicles/day**



Truck volume

**Up to 20% of daily traffic**

Notable delays and queues during the peak hours of travel

West of SR 21

#### SR 30 / PIEDMONT AVENUE

2024 AADT

**13,825 vehicles/day**



Truck volume

**Approx. 4% of daily traffic**

**Growth trend: 4.1% annually**

(5-year Historic Growth Rate)

West of I-95

#### SR 17 / JIMMY DELOACH PARKWAY

2024 AADT

**30,900 vehicles/day**



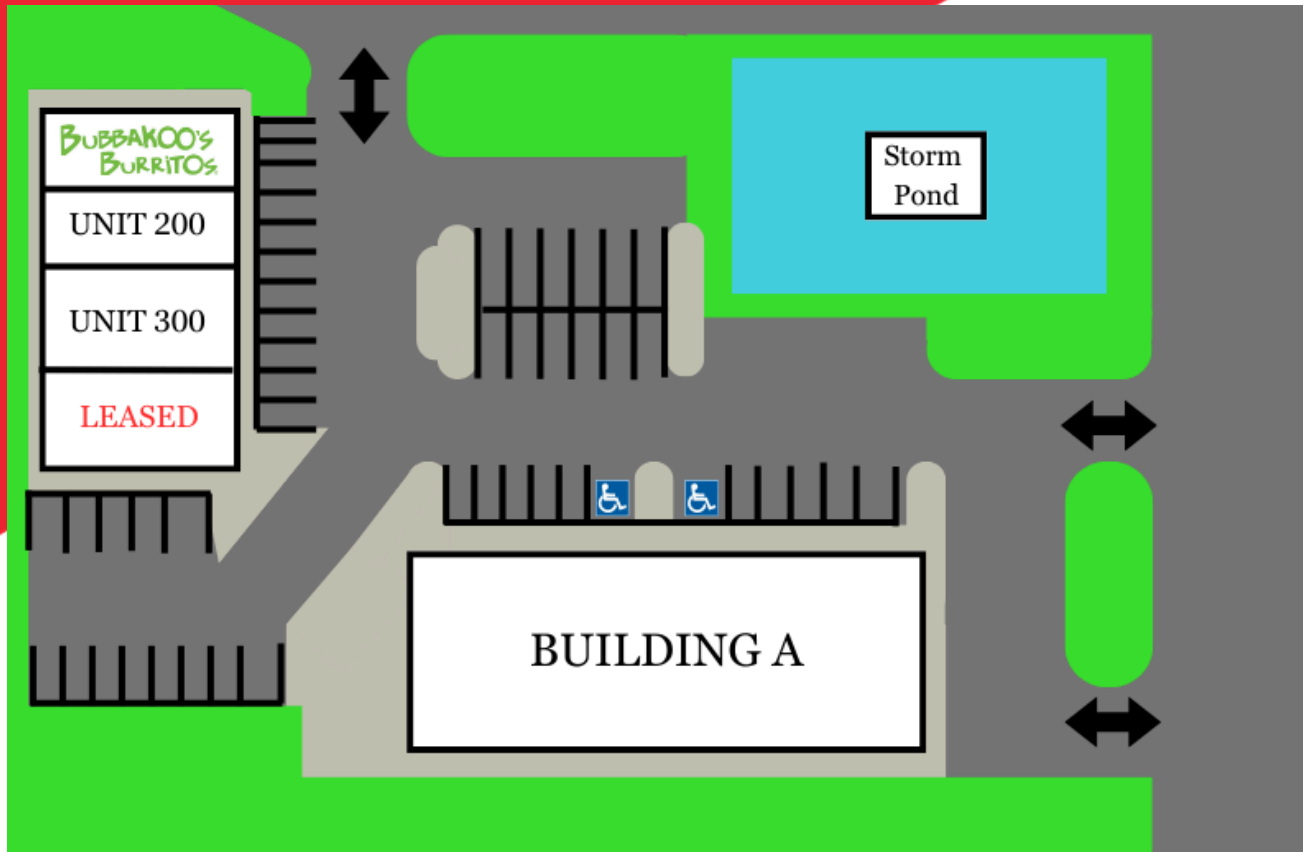
Truck volume

**Calculated up to 36% along the SR 17 study corridor**

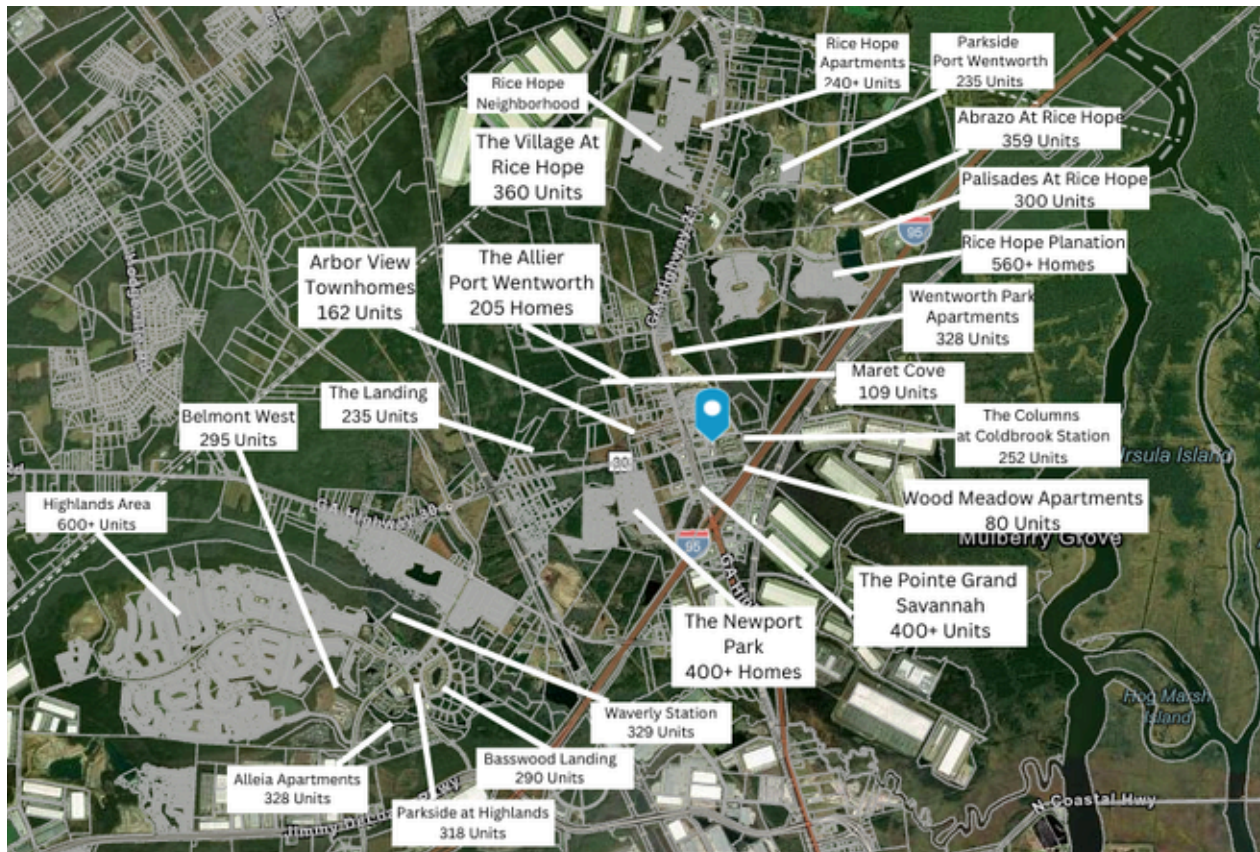
# AERIALS



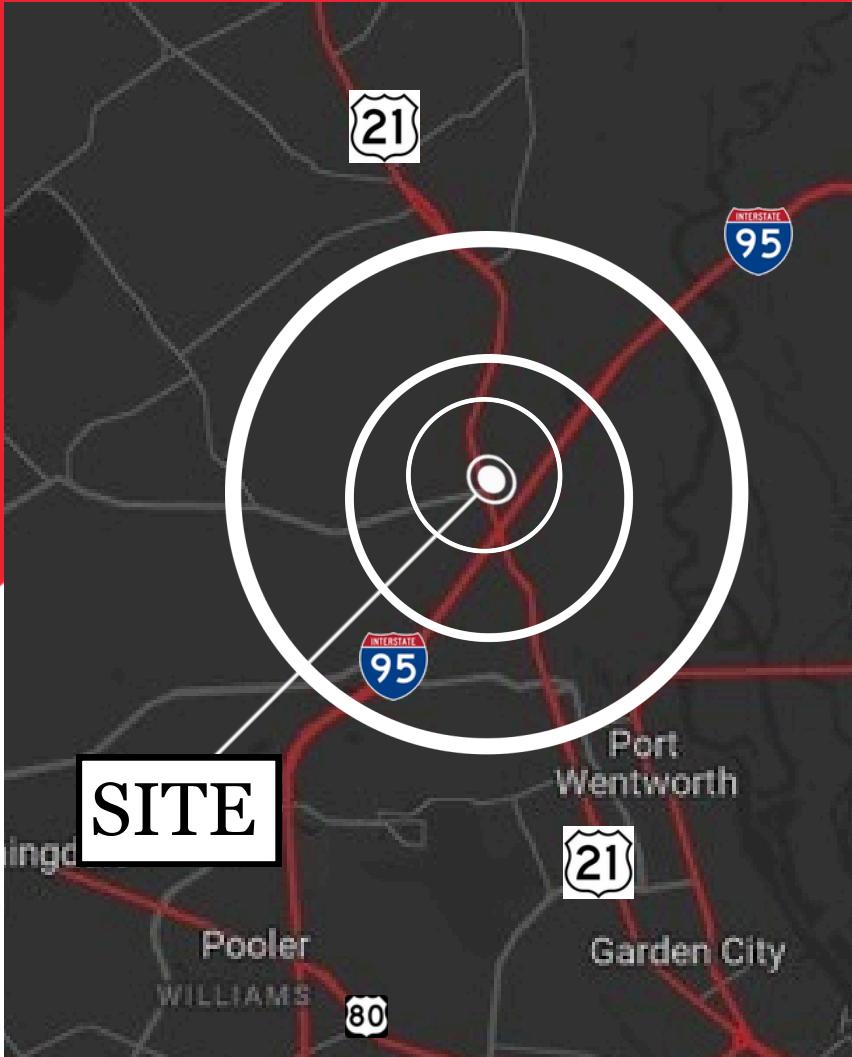
# SITE PLAN



# NEARBY COMMUNITIES



# NEARBY TENANTS



## DRIVING DISTANCES TO CITIES

ATLANTA	242 MI
JACKSONVILLE	132 MI
CHARLESTON	107 MI
NASHVILLE	491 MI
MACON	160 MI
CHARLOTTE	252 MI
ORLANDO	273 MI

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# PROXIMITY TO NEARBY HIGHWAYS



I-21

Right off US-21

I-95

2 minutes via I-95

Jimmy DeLoach Pkwy

5 Minutes via Jimmy DeLoach Parkway



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