



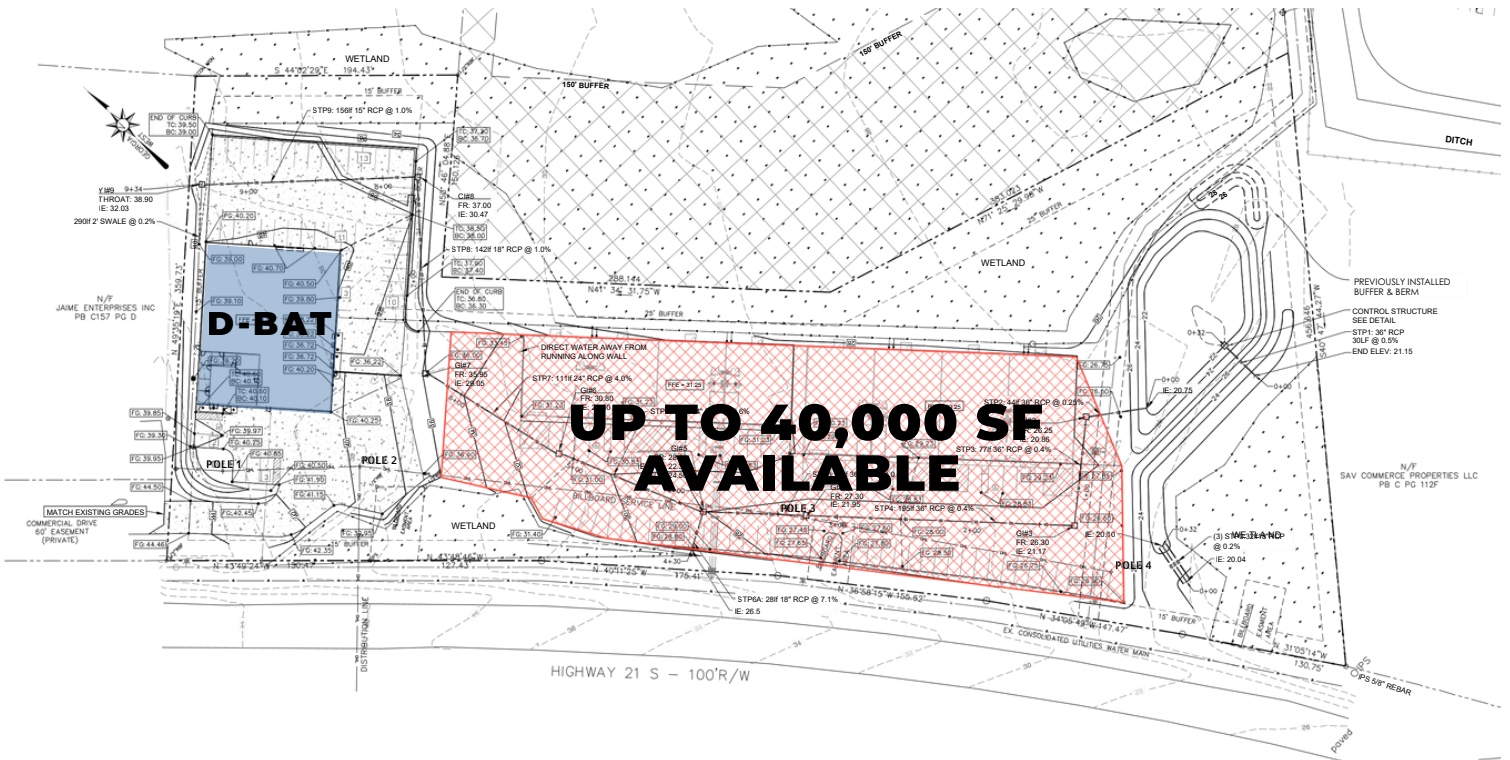
195 COMMERCIAL DRIVE, RINCON, GA 31419

FOR LEASE: PRIME COMMERCIAL/RETAIL OPPORTUNITY IN RINCON, GA

TAKE ADVANTAGE OF THIS 2.5-ACRE LOT IN A HIGHLY VISIBLE, FAST-GROWING COMMERCIAL CORRIDOR, IDEAL FOR A WIDE RANGE OF USES, INCLUDING RETAIL, RESTAURANTS, SHOPPING CENTERS, SPECIALTY, PHARMACIES, HEALTH CARE, HOSPITALITY, SPORTS AND ENTERTAINMENT, HEALTH AND FITNESS, FOOD OR BEVERAGE BUSINESSES, CAR WASH, DEALERSHIPS, OR AUTO SERVICES, AND MUCH MORE.

THE SITE OFFERS UP TO 40,000 SF OF BUILT-TO-SUIT SPACE WITH FLEXIBLE LAYOUTS AND CUSTOMIZABLE BUILDOUT OPTIONS TO MEET TENANT NEEDS.

STRATEGICALLY POSITIONED LESS THAN THREE MILES FROM I-95, THE SITE OFFERS PRIME ROAD FRONTAGE ON BUSTLING HIGHWAY 21, WITH AN AVERAGE DAILY TRAFFIC COUNT EXCEEDING 36,000 VEHICLES—ENSURING MAXIMUM EXPOSURE, CONVENIENCE, AND ACCESSIBILITY FOR YOUR BUSINESS.



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FLEXIBLE BUILD-TO-SUIT OPPORTUNITIES AVAILABLE TO MEET YOUR BUSINESS NEEDS.

CONTACT US TODAY TO LEARN MORE ABOUT LEASE TERMS, BUILDOUT OPTIONS, AND DEVELOPMENT TIMELINES.

CONTACT US

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