



# FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT OUTPARCELS AVAILABLE | UP TO 11 ACRES

SAVANNAH, GA MSA | 1995 Trade Center Blvd and GA-21, Rincon, GA



## PROPERTY FEATURES

- Up to 11 AC parcels available | can be subdivided
- Monument signage opportunities for each parcel
- Pad ready with delivery conditions negotiable, access to all utilities
- Shared stormwater
- Excellent visibility on GA-21 with 1 planned and 1 existing traffic signals at site
- High traffic volume driven by rapid growth in Rincon, GA (GA-21: 41,300± VPD) and high day time population
- Available for sale, ground lease, or build-to-suit
- Contact brokers for pricing

## AREA RETAILERS AND BUSINESS DRIVERS



For more information, contact:

**NICKI JASSY | BROKER**  
843 973 8235  
nicki@twinriverscap.com

**LILY ALBERTSEN | ASSOCIATE**  
843 203 1152  
lalbertsen@twinriverscap.com

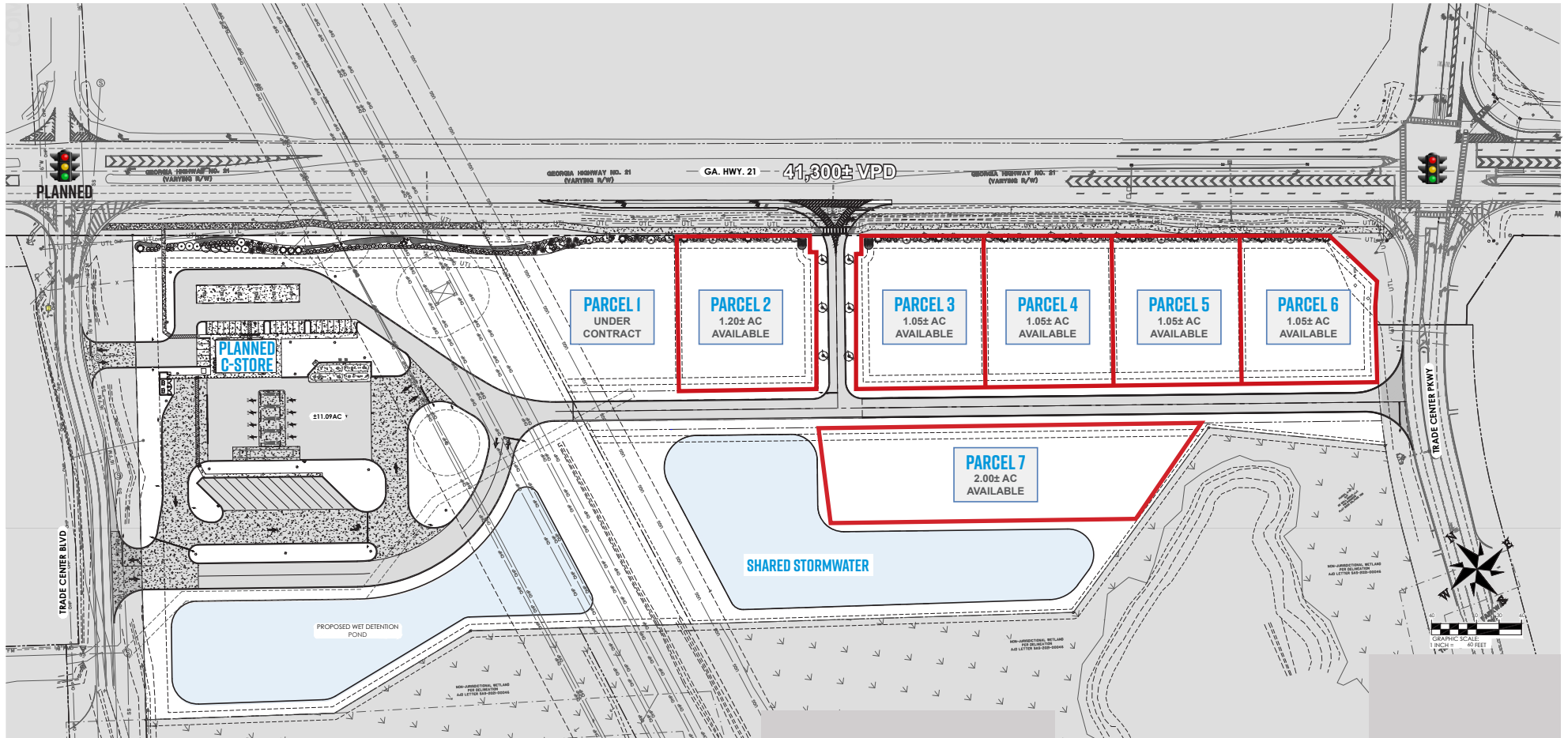
**TWIN RIVERS CAPITAL**  
656 Ellis Oak Avenue, Suite 201  
Charleston, SC 29412  
twinriverscap.com

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## SITE PLAN | OPTION 1



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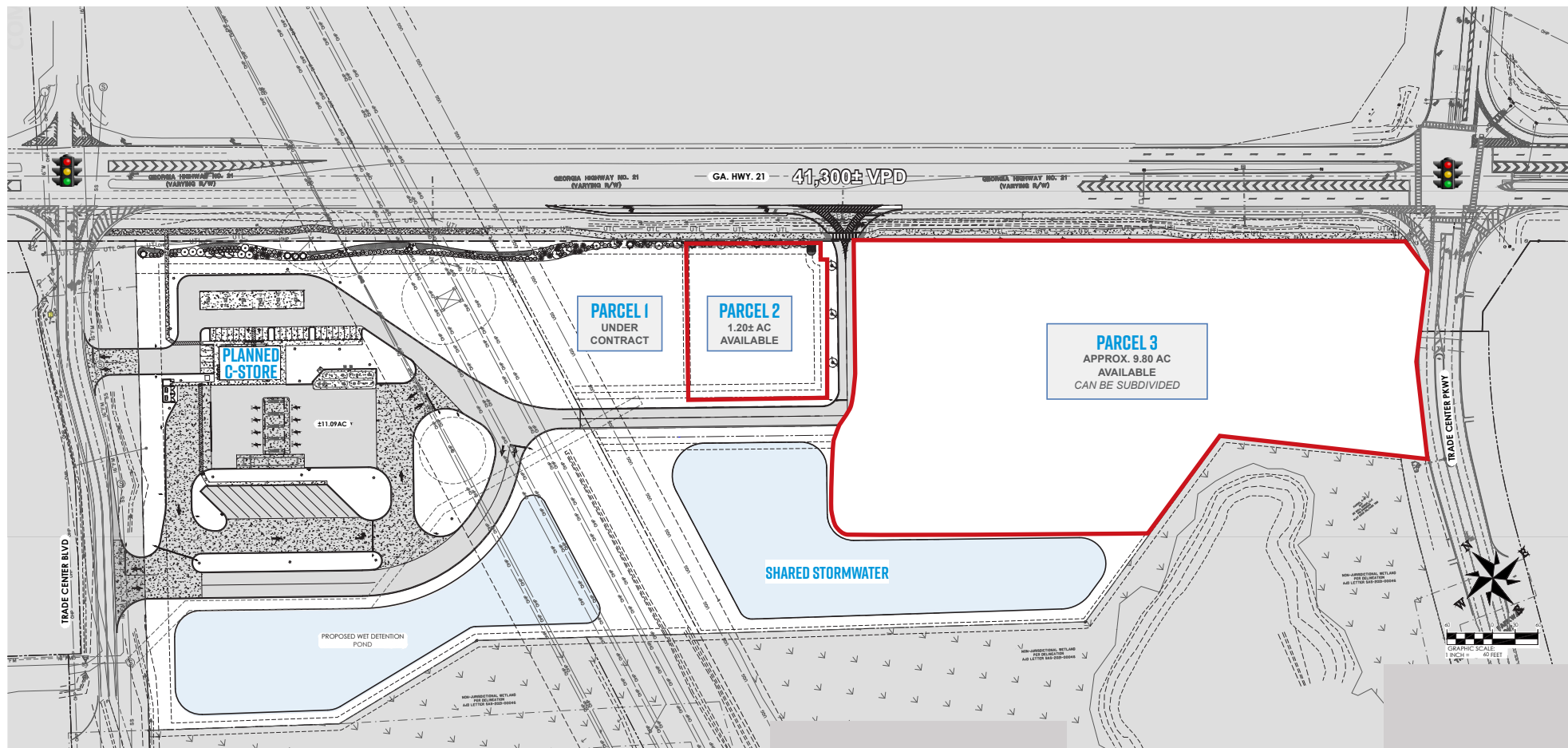
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## SITE PLAN | OPTION 2



For more information, contact:

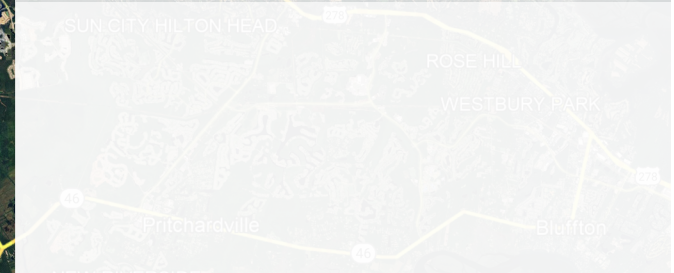
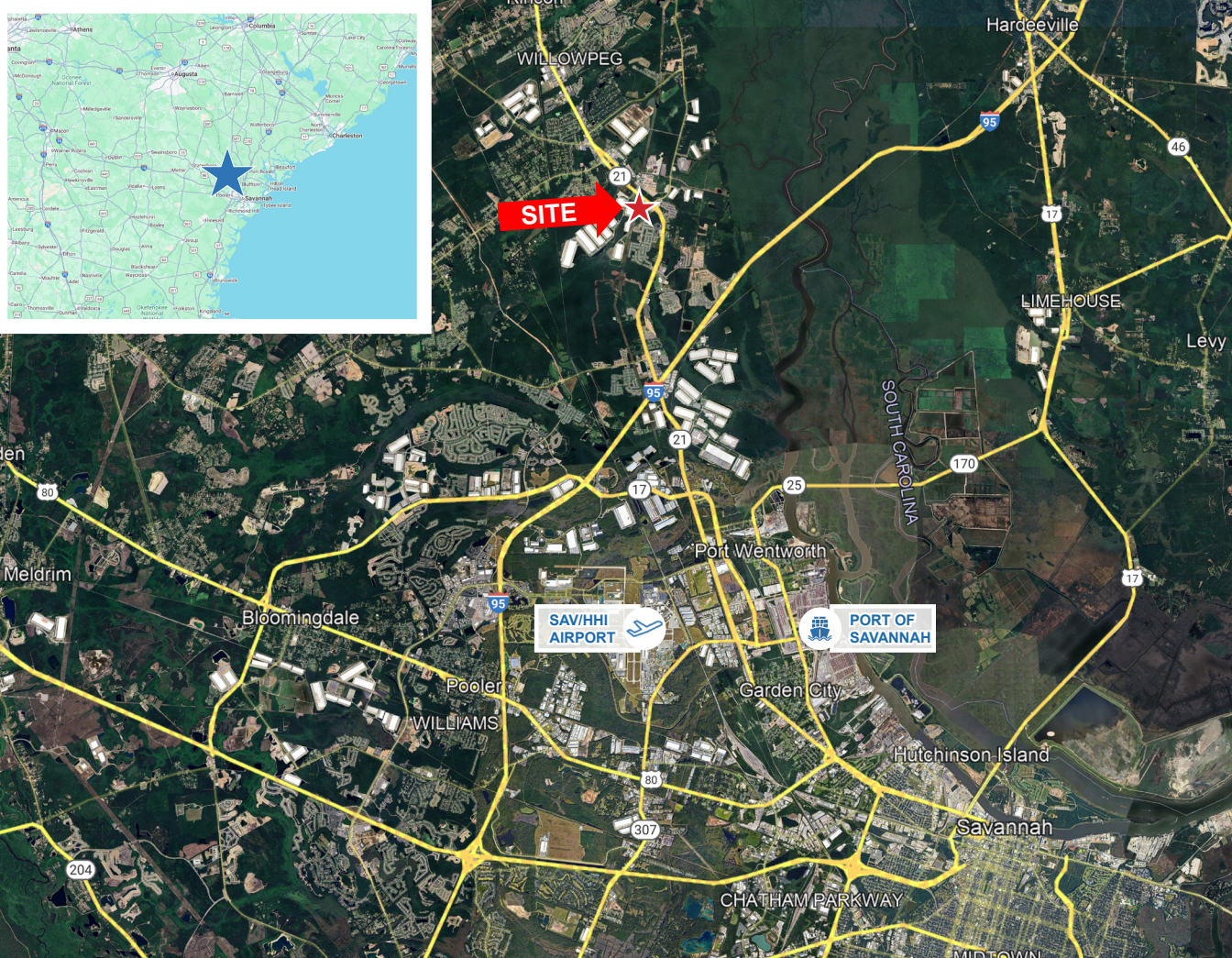
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## TRAFFIC COUNTS

	VPD
GA-21	41,300±
I-95	64,400±
Goshen Rd	6,760±

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2025)	2,098	15,572	39,332
No. of Households (2025)	773	6,247	14,927
Avg. HH Income (2025)	\$102,816	\$100,494	\$102,629
Employees (2025)	719	4,557	9,098

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