



Colliers

SITE

Effingham Industrial Park

Chevron

Loves

McDonald's

Lineage Logistics

Rahn Station Road

Ebenezer Self Storage

Georgia Department of Driver Services

Highway 21

Georgia Transformer Corp.

Highway 275 (Ebenezer Road)

For Sale

Sale Price:

Please Inquire

Commercial Land Site

Highway 21, Rincon, GA 31326

- ±5.23 acres along Highway 21
- Zoned AR-1, Agricultural Residential Districts; Owner will rezone to B-3, Highway Commercial during Purchaser's due diligence
- All utilities available to the site
- Excellent visibility with frontage along Highway 21 (traffic count: ±20,800 vpd)
- Ideal location for strip-center retail or fast food
- Surrounded by residential subdivisions populated with families and a workforce that commutes past the site
- 4.4 miles from Springfield, 3.1 miles from Rincon, 18 miles to the Port, 20 miles from Downtown Savannah

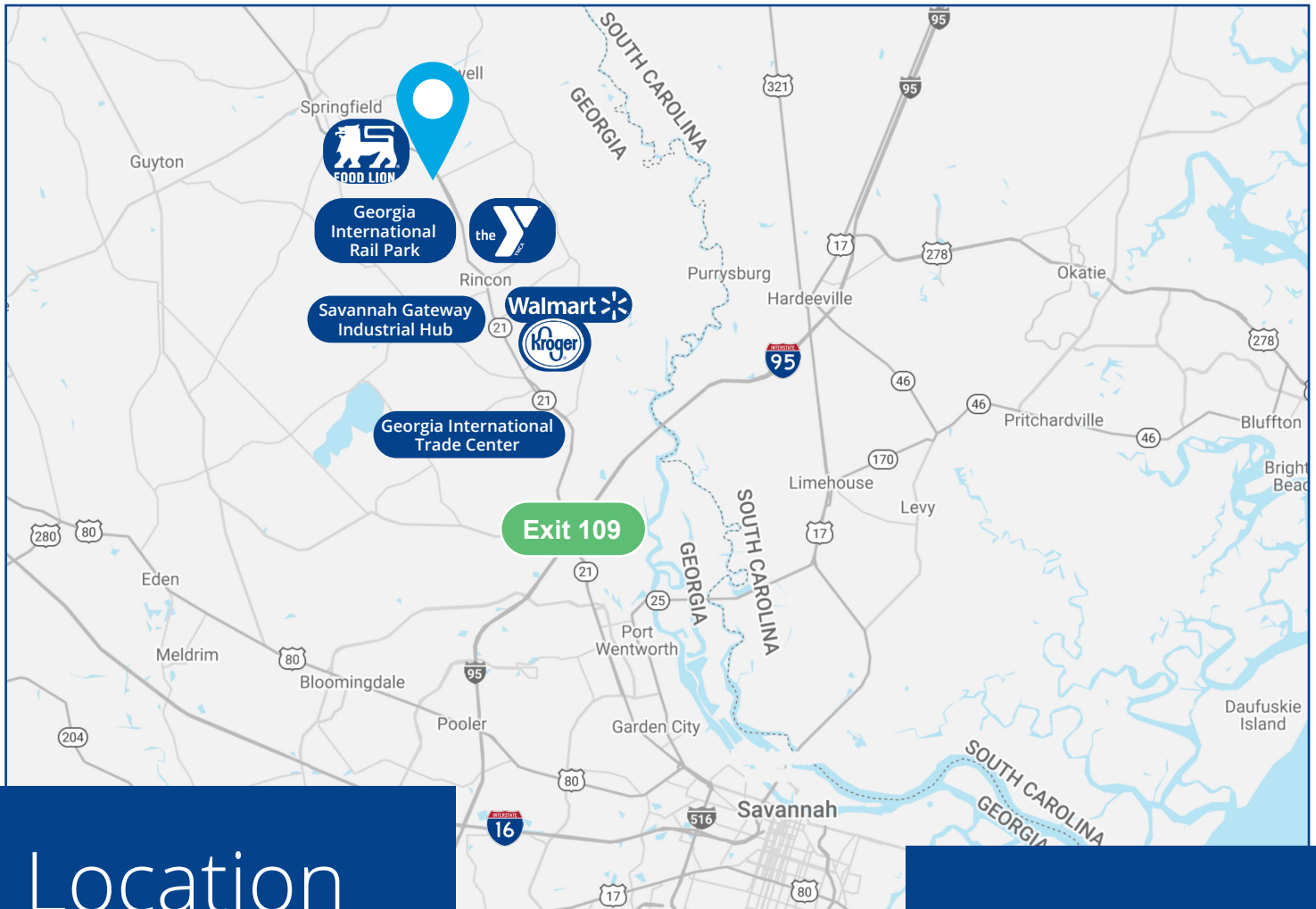
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Accelerating success.



Location

Demographics	2 Miles	5 Miles	10 Miles
Current Population	3,178	26,662	59,877
No. of Households	1,071	9,147	20,745
Avg. HH Income	\$84,020	\$84,129	\$87,477
Daytime Employees	733	8,277	12,086
Total Businesses	55	879	1,532
Traffic Counts	20,800 vehicles per day on Highway 21		

Source: CoStar & GDOT 2022

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