



For Lease

Waterford Shoppes

Food Lion Anchored Shopping Center

7306 Highway 21 | Port Wentworth, GA

- ±2,400 - 8,550 SF retail/office space is available for lease at Waterford Shoppes, a Food Lion anchored shopping center
- Signage along Highway 21 - Highly Visible
- 15 Hotels within a one mile radius
- High traffic counts along Highway 21: 41,300 vehicles per day
- Located 0.5 miles to Interstate 95 interchange
- Surrounded by significant residential and retail development
- Excellent traffic exposure, location and demographics
- Daily workforce from Rincon and Port Wentworth commute along Highway 21

Lease Rate:
Please Inquire

Contact Us:

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Accelerating success.

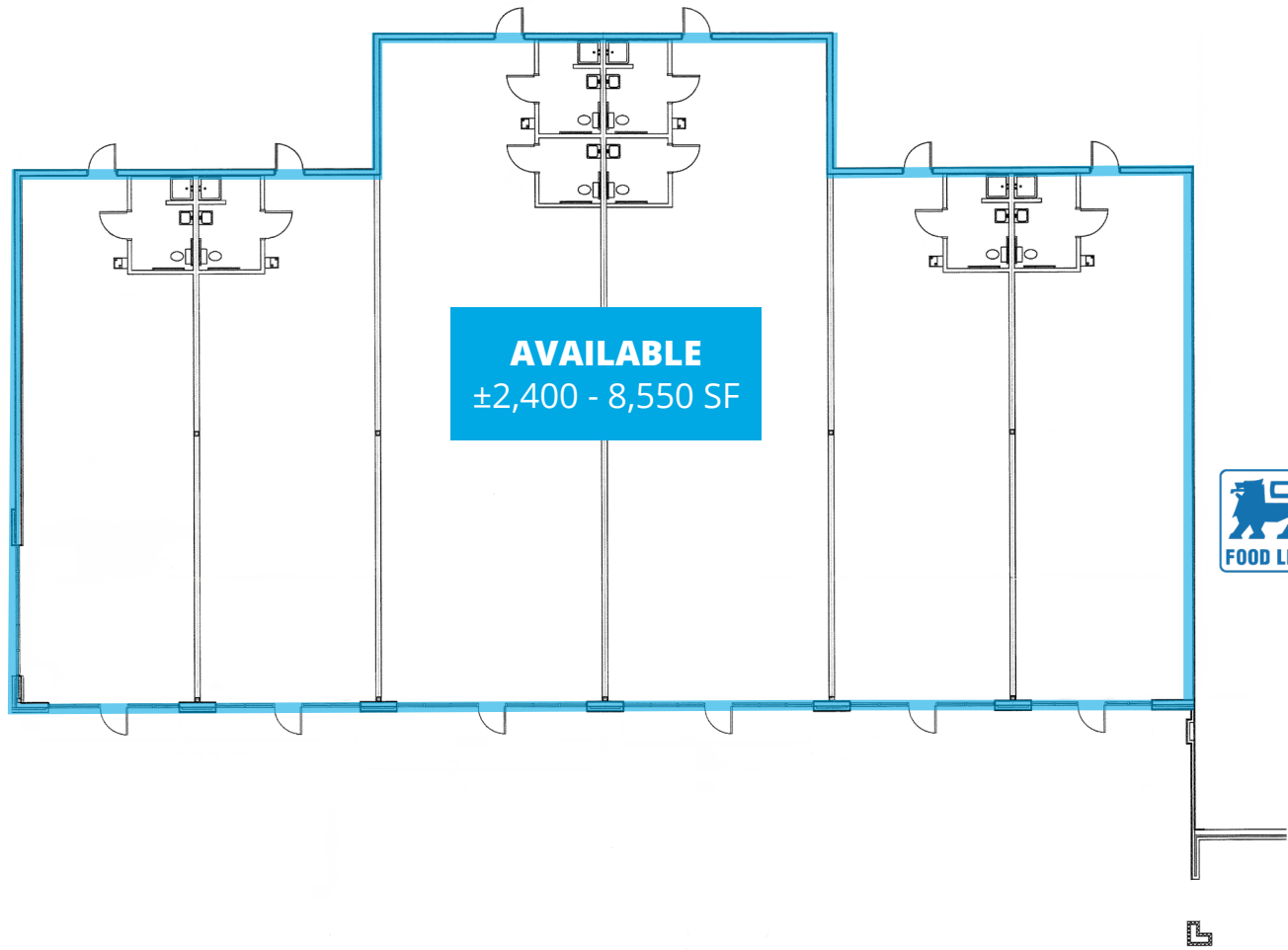
Site Plan

Available Space

UNITS	SIZE
301 - 306	±2,400 SF - 8,550 SF



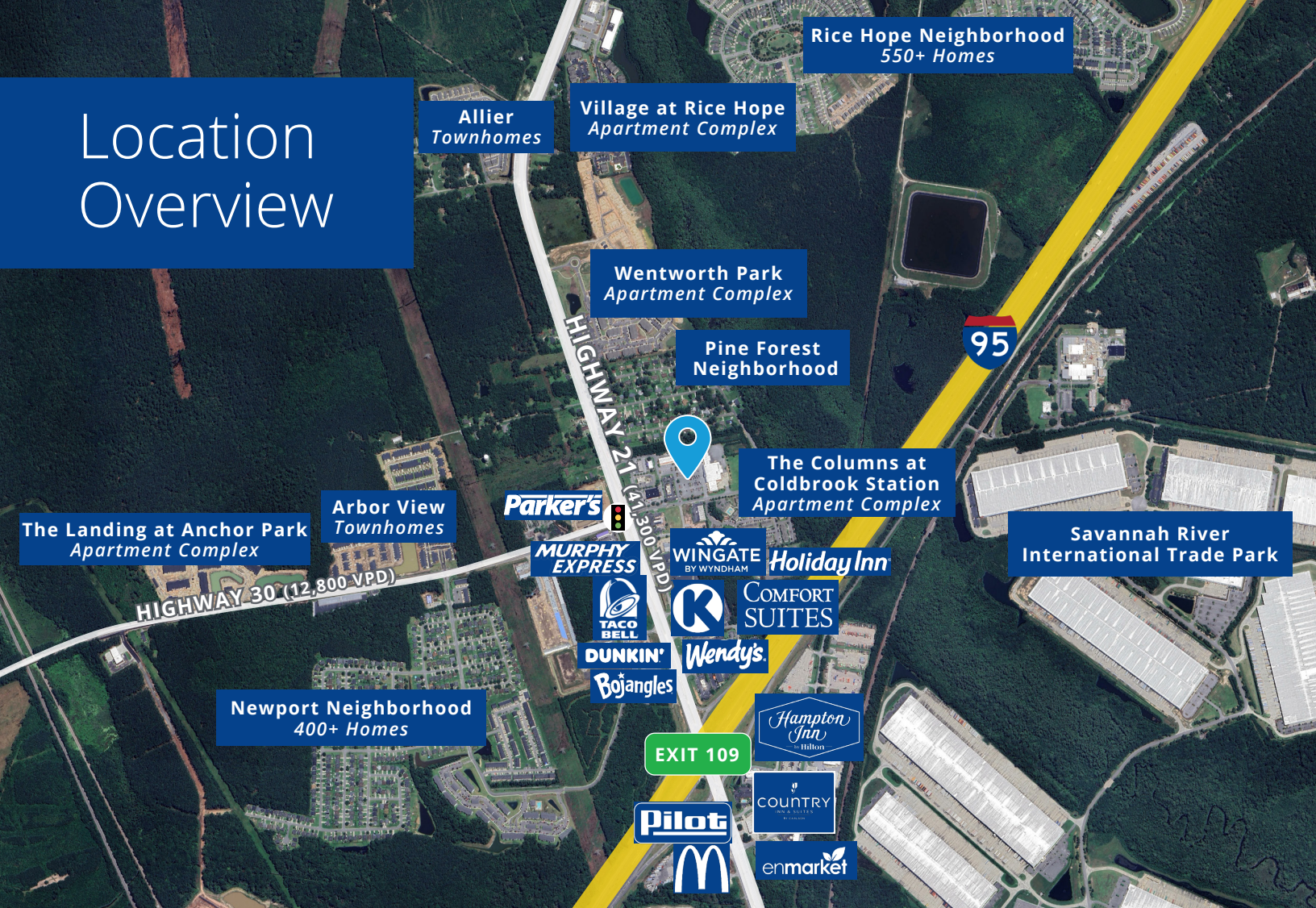
Floor Plan



Interior Images



Location Overview



Demographics	1 Mile	5 Miles	10 Miles
Current Population	2,451	40,458	131,623
No. of Households	1,029	15,158	49,311
Avg. Household Income	\$94,001	\$106,639	\$102,570
Daytime Employees	1,517	17,435	63,621
Total Businesses	99	992	4,520
Traffic Counts	41,300 vehicles per day on Highway 21 (Augusta Road) 12,800 vehicles per day on Highway 30 64,400 vehicles per day on Interstate 95		

Source: ESRI & GDOT 2026

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