

Colliers



For Lease

Waterford Shoppes

7306 Highway 21, Port Wentworth, GA 31407

- ±1,200 - 4,800 SF of retail 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: 37,900 vehicles per day
- Located 0.5 miles to Interstate 95
- 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:

\$18.00/SF NNN

Contact Us:

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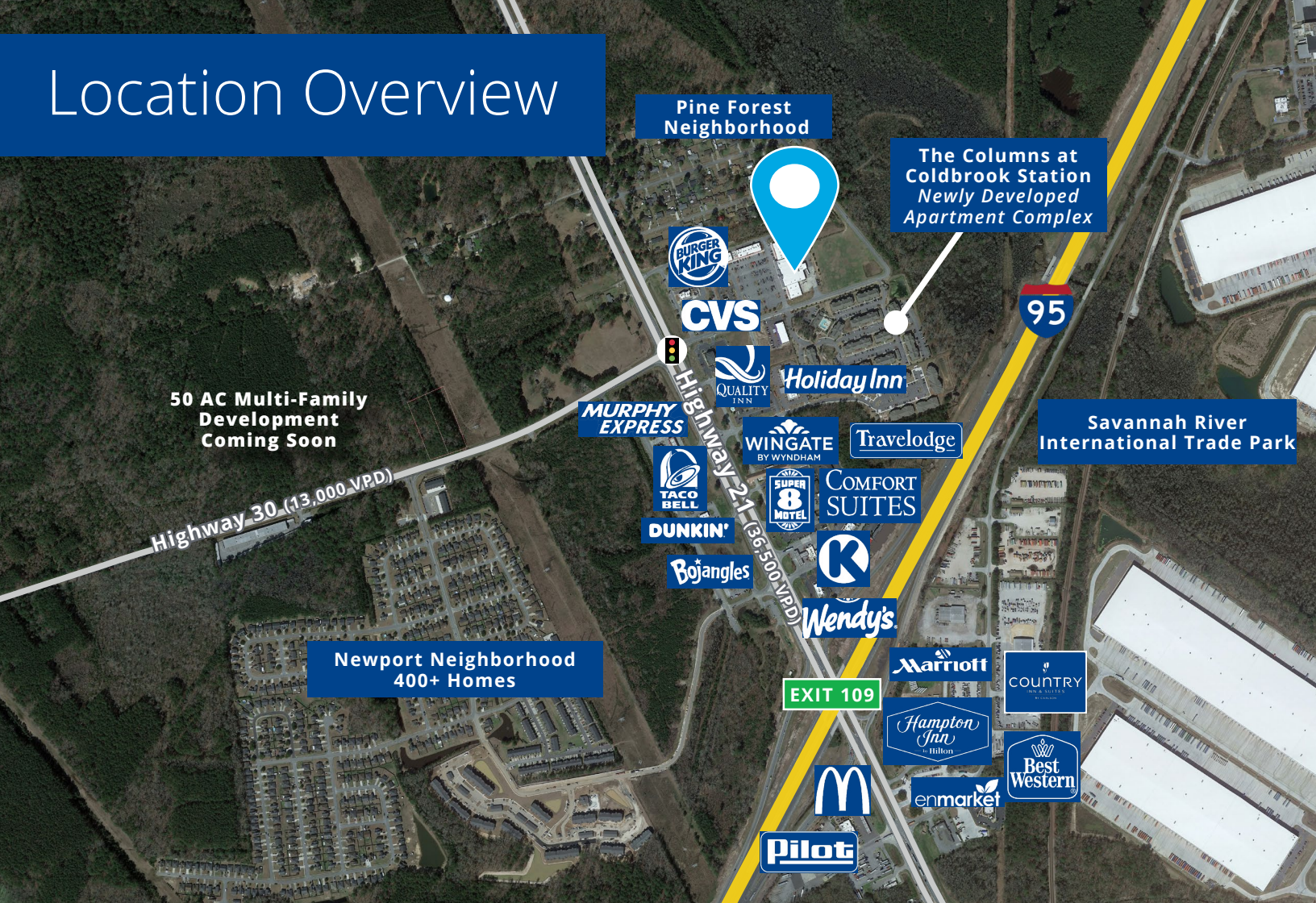
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Accelerating success.

Location Overview



Demographics

	1 Mile	5 Miles	10 Miles
Current Population	2,908	30,774	112,202
No. of Households	1,021	10,898	39,419
Avg. HH Income	\$107,133	\$100,075	\$85,179
Daytime Employees	828	12,443	54,008
Total Businesses	96	848	4,593
Traffic Counts	36,500 vehicles per day on Augusta Road		

Source: CoStar & GDOT 2023

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