



# 1,600 SF RETAIL SPACE FORMER MATTRESS STORE

5440 S COLUMBIA AVE, RINCON, GA



## LEASING DETAILS

Space Size	±1,600 SF	Year Built	2020
Lease Rate	\$32/SF	Zoning	GC   General Commercial
Lease Type	NNN	Property Type	Retail
Location	Lowe's Anchored Center	3 Mile Population	19,283
Traffic Counts	36,200 VPD	3 Mile Median Household Income	\$94,618

## OFFERING MEMORANDUM

LEASE RATE: \$32/SF | NNN  
 ±1,600 SF RETAIL SPACE | BUILT IN 2020  
 36,200 VPD | ANCHORED BY LOWES



# OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

### POINT OF CONTACT

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# EXECUTIVE SUMMARY



# RETAIL SPACE

## WHY THIS SPACE?



1,600 SQUARE FEET

Building Size



BUILT IN 2020

Newly Constructed



ANCHORED CENTER

Anchored by Lowes



36,200 VPD

South Columbia Ave Traffic



STRONG RETAIL NODE

Strong Density of National Tenants



MULTIPLE ACCESS POINTS

2 Signalized Entries to Center

## LEASING SUMMARY

Address	5440 S Columbia Ave, Rincon, GA
Square Feet	1,600 SF
Lease Rate	\$32/SF
Lease Type	NNN
Daily Traffic Counts	36,200 VPD

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 5440 South Columbia Road in Rincon, Georgia, for lease. This modern, 2020-built retail space spans approximately 1,600 square feet and is part of a high-visibility, multi-tenant building with AT&T. The property sits in the heart of Rincon's dominant retail corridor and offers exceptional access, functionality, and co-tenancy. With dual signalized entry points, the property ensures efficient ingress and egress, and 37 dedicated parking spaces provide ample convenience for customers and staff. Additional shared parking from the adjacent Lowe's further supports heavy foot traffic.

Strategically located adjacent to Chick-fil-A, Lowe's, and Kroger, the space is well-positioned for a variety of retail, service, or medical users looking to tap into one of the fastest-growing suburbs of Savannah. The corridor attracts a strong daily consumer base, drawing from a robust local population and Rincon's status as a preferred residential hub for Savannah commuters. This location also benefits from excellent visibility with 36,200 vehicles per day and exposure to multiple national brands, making it a compelling opportunity for users seeking a strong, established corridor with high daily traffic counts.

The space's modern construction, open configuration, and visibility make it ideal for national retailers, urgent care operators, boutique fitness concepts, and QSR brands. Rincon's economic expansion and rapid residential growth provide a solid foundation for long-term tenancy and customer growth, making this offering an ideal long-term foothold in a prime suburban market.

5440 S COLUMBIA AVE

# LOCATION OVERVIEW

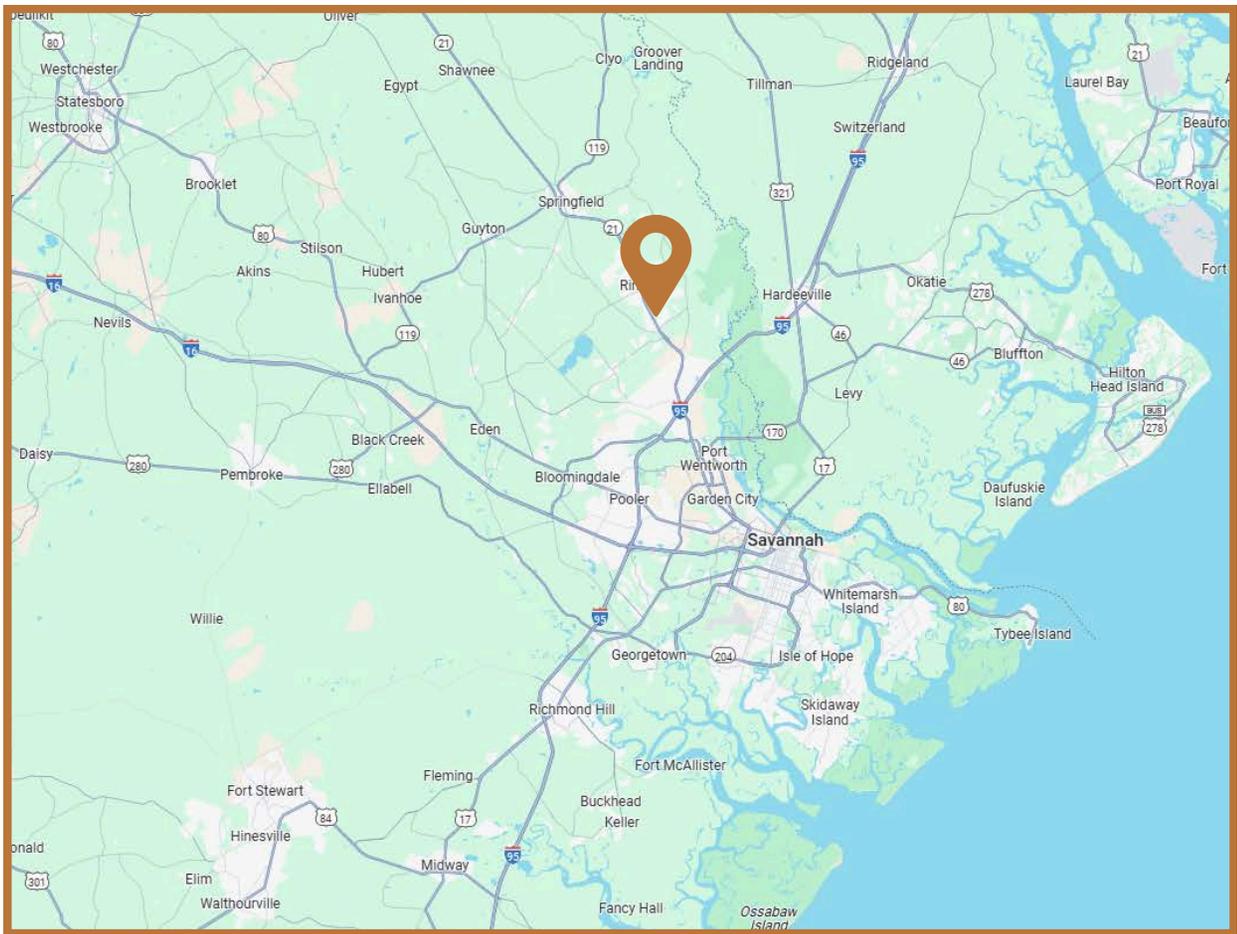
## ESTABLISHED TRADE AREA



### TRAVEL DISTANCES

To Areas within the CSRA

Port Wentworth	10.8 Miles
Pooler	13.5 Miles
Bloomingtondale	16.8 Miles
Hardeeville	17.1 Miles
Savannah	17.4 Miles
Georgetown	26.6 Miles
Bryan County Megasite	35.5 Miles



5440 South Columbia Road is located in Rincon, a high-growth suburb just outside of Savannah, Georgia. This site has visibility from over 36,200 vehicles daily on South Columbia Avenue (GA Hwy 21) and is positioned in the heart of an established commercial corridor that includes Chick-fil-A, Lowe's, Kroger, Walmart, and Starbucks.

The area's consistent development and strong demographics support continued retail success. Signalized intersections provide direct access, and the surrounding market benefits from Rincon's rising population, family-friendly appeal, and strong regional connectivity.

5440 S COLUMBIA AVE





**LOWE'S**

**Kroger**

**FIREHOUSE  
SUBS**

**TSC TRACTOR  
SUPPLY CO**

**KFC**

**STARBUCKS  
COFFEE**

**CHIPOTLE  
MEXICAN BELL**

**McDonald's**

**MAVIS  
TIRE & BRAKES**

**CVS**

**Arby's**

**DOLLAR TREE**

**Advance  
Auto Parts**

**bealls**

**petsense  
by Tractor Supply**

**Subject Space**

**KROGER FUEL**

**Chick-fil-A**



**36,200 VPD**



bealls

**petsense**  
by Tractor Supply

**Walmart**

**CAR WASH**  
SHINE-N-GO  
EXPRESS

**Advance Auto Parts**

Rutland Tire & Wheel

Rincon Chevrolet

**Chick-fil-&**

**Walgreens**

 36,200 VPD

Subject Space



Quantix®

DHL

kyungshin

aertssen

Aaron's Rent to Own

Farmers Home Furniture

Rincon Chevrolet

Walgreens

Subject Space

LOWE'S

Chick-fil-A

36,200 VPD



QUEENSBOROUGH  
NATIONAL BANK & TRUST COMPANY

DQ  
Grill & Chill

Farmers Home  
Furniture

Aaron's Rent to Own

Rincon Chevrolet

Walgreens

Subject Space

LOWE'S

MURPHY  
USA

Krystal

CAR  
WASH  
SHINE-N-GO  
EXPRESS



36,200 VPD

Rutland Tire & Wheel

Chick-fil-&

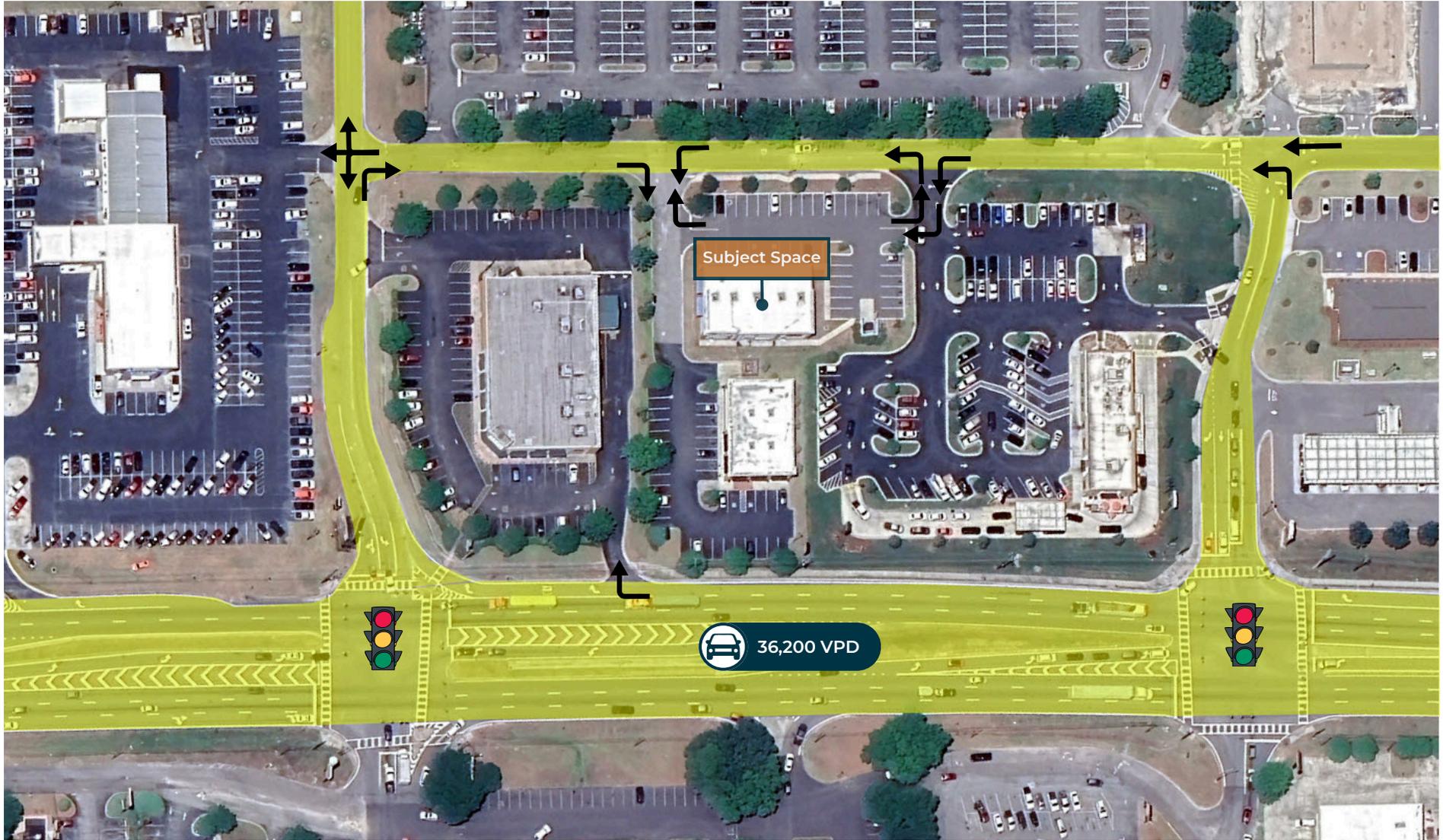
Effingham Smiles  
Family Dentistry

KROGER FUEL

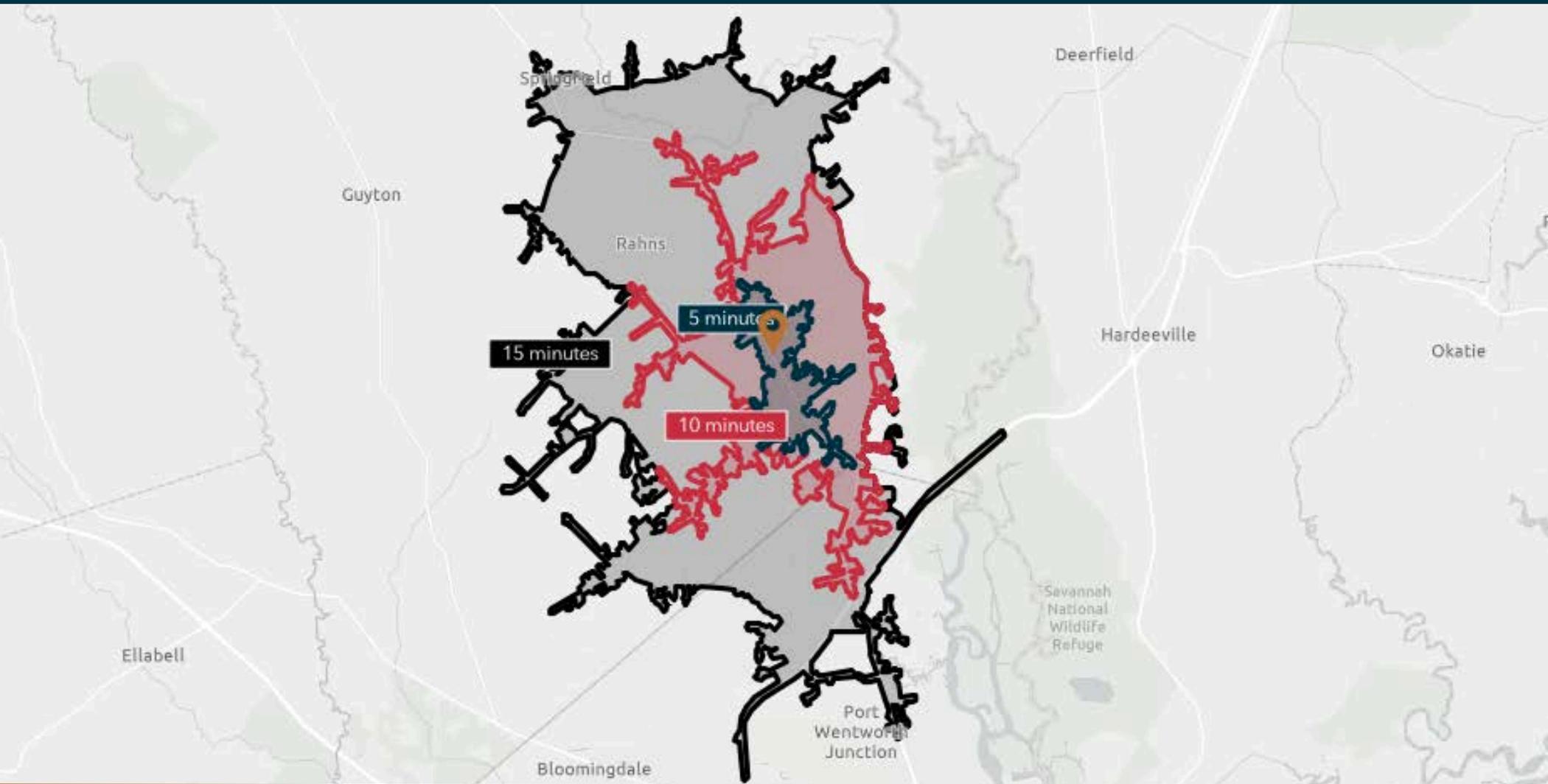


# 1,600 SF RETAIL SPACE

## ACCESS MAP



# DRIVE TIME DEMOGRAPHICS



## Drive Time Radii

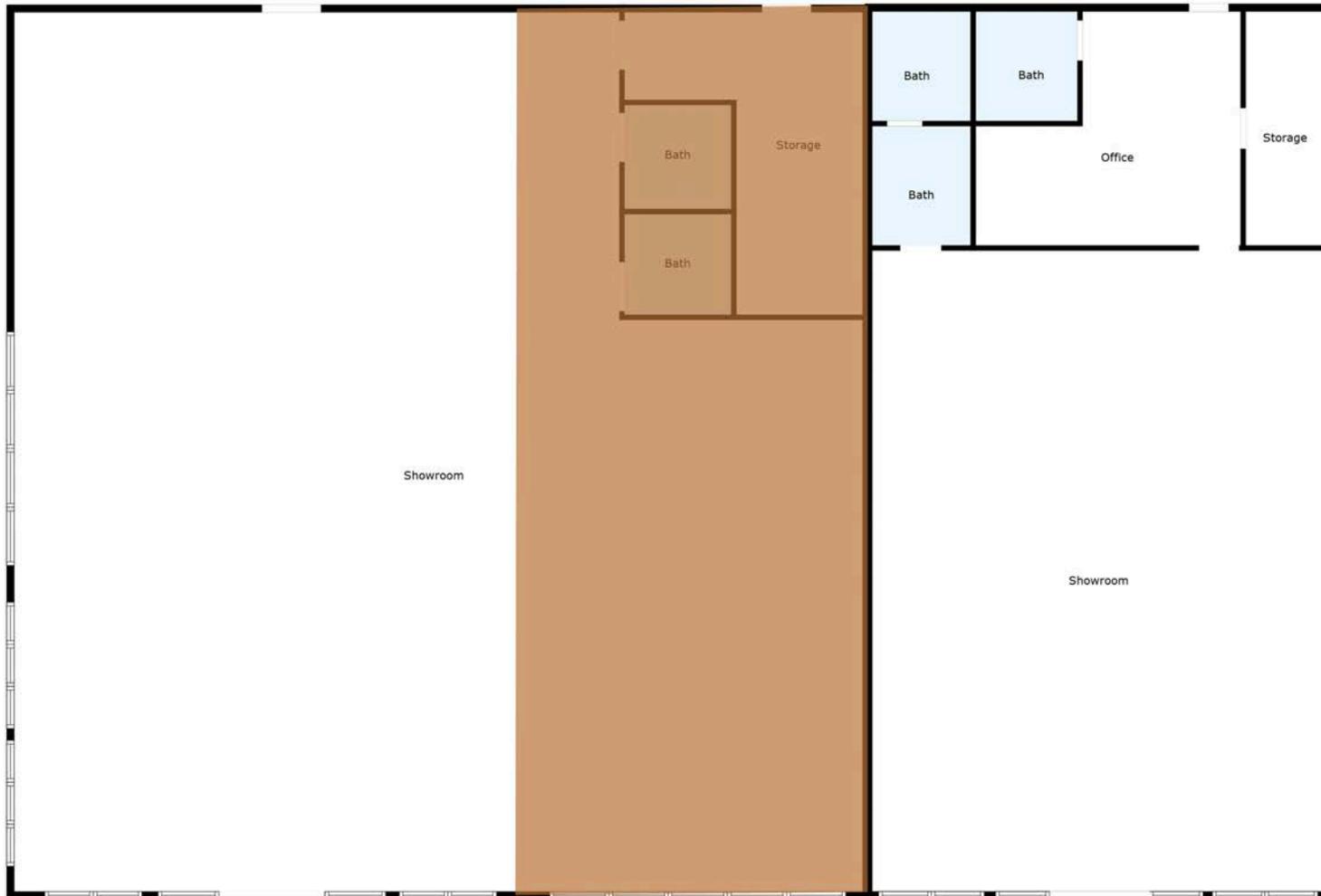
	5 Min	10 Min	15 Min
Population	5,898	22,261	50,488
Median HH Income	\$92,444	\$91,342	\$91,073
Median Age	36.4 Yrs	36.0 Yrs	34.8 Yrs



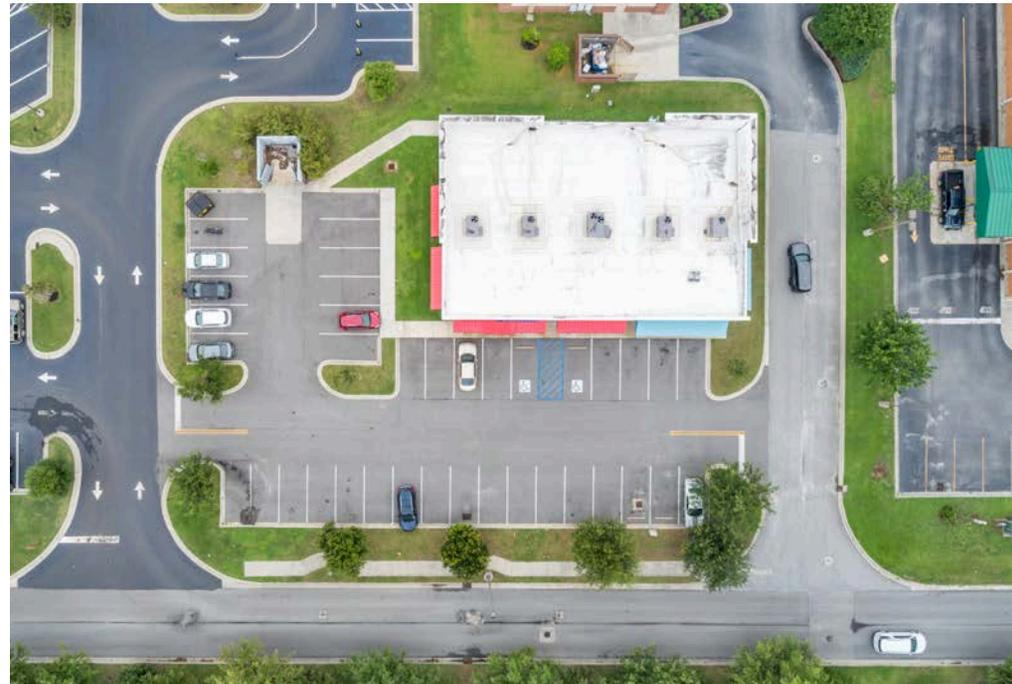


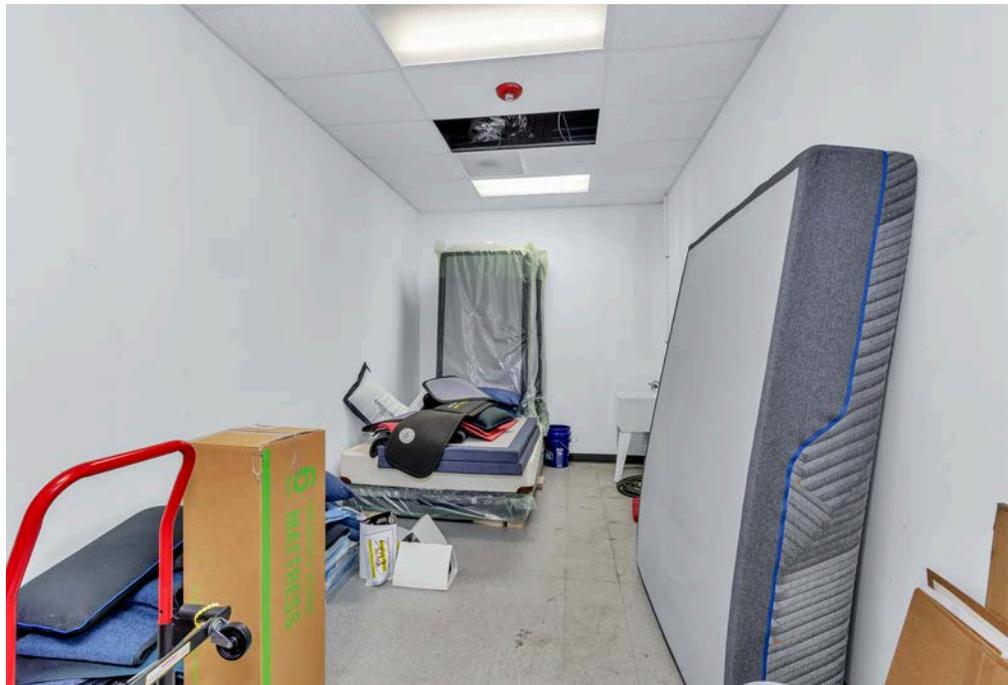
# 1,600 SF RETAIL SPACE

## FLOORPLAN



[Click to View 3-D Tour](#)







# AREA OVERVIEW



# THE PORT OF SAVANNAH

## PORT OF SAVANNAH OVERVIEW

The Port of Savannah is one of the most critical logistics hubs on the U.S. East Coast, offering direct access to major transportation networks, including railways and interstates. Over the past decade, the Port has grown over 90% with layers of continued expansion capability. Its strategic location and status as the largest single-terminal container port in North America make it a key asset for industrial users, particularly those involved in manufacturing, distribution, and e-commerce. The port's capacity to handle high volumes of cargo efficiently helps industrial businesses reduce shipping costs and improve supply chain reliability, making it an attractive area for warehouses, distribution centers, and manufacturing facilities.

## TOP 5 US CONTAINER PORT

1. Los Angeles, CA
2. Long Beach, CA
3. New York/Jersey
4. Savannah, GA
5. Seattle, WA



**4 Hour Drive to Major Markets:** Atlanta, Orlando, and Charlotte



**The Largest Concentration of Retail Imports on the East Coast**



**Georgia Has One of the Highest Over the Road Weight Allowances (80K Lbs)**

**20%** of the US Population and Industry is best served by the Port of Savannah

**44%** Fast and Easy Access to 44% of US Consumers & Manufacturers

# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life

*Per Site Selection*



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

**By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.**

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

**The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.**

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

**Georgia continues to be a leader in job growth.**

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

**Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.**

**11M**  
Total State  
Population

**61%**  
Labor Force  
Participation

**268K**  
Jobs Created  
Last 5 Years

**134B**  
Invested in GA  
in Last 5 Years

**13M**  
2050 Projected  
State Pop.

**90%**  
Growth in Trade at  
Port of Savannah  
Over the Last Decade

# WHY? RINCON

## OVERVIEW

Rincon sits in the heart of Georgia's most powerful logistics and manufacturing corridor, located just northwest of Savannah and directly along the route between the Port of Savannah and the Bryan County Megasite—home to Hyundai's \$7.6 billion EV and battery plant project. This location places Rincon at a critical juncture for freight, workforce, and development opportunities tied to the region's accelerating industrial growth.



## HOME OF FREEDOM RINGS

Each July, Rincon comes alive with one of the region's largest Independence Day celebrations—Freedom Rings. Thousands gather in the heart of town for fireworks, food trucks, live music, and family-friendly festivities. The event draws residents from across Effingham County and beyond, turning Rincon into a vibrant summer destination and reinforcing its role as a community centerpiece in coastal Georgia.



## LOGISTICS ADVANTAGE

- Proximity to Port of Savannah: ±17 miles
- Proximity to Bryan County Megasite: ±25 miles
- Rail Access: CSX rail lines run throughout Effingham County
- Highway Access: Direct connectivity via GA Hwy 21 and quick access to I-95 and I-16
- Savannah/Hilton Head International Airport: ±20 miles away

These infrastructure advantages make Rincon highly attractive for logistics, warehouse, and advanced manufacturing operations.



## GROWTH & INVESTMENT

- Effingham County Population: ~66,000+ (2023 est.)
- Regional Job Growth: Spurred by Hyundai and associated suppliers
- Effingham Industrial Mega Site & Georgia International Trade Center nearby

Rincon has seen steady residential and commercial growth due to its access to Savannah jobs, industrial expansion, and small-town livability. The area's business climate is enhanced by pro-growth county leadership and robust utility infrastructure.



## WORKFORCE & EDUCATION

- Access to regional labor from Effingham, Chatham, and Bryan counties
- Local training via Savannah Technical College and Georgia Quick Start programs
- Close to Georgia Southern University (Statesboro campus) for engineering and business talent



## QUALITY OF LIFE

- Lower cost of living than Savannah, with a mix of suburban and rural character
- Highly rated Effingham County Schools
- Family-friendly community with parks, local dining, and steady housing development

**12.0K**  
Current  
Population

**1.7%**  
Population  
Growth Rate

**70%**  
Labor Force  
Participation

**4%**  
Percentage  
Unemployed

**4.9K**  
Total  
Employed

**+44%**  
Projected Job Growth  
in the next 10 Years

**For inquiries,  
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