

BERKSHIRE
HATHAWAY
HOMES SERVICES

BAY STREET
REALTY GROUP

 COMMERCIAL DIVISION™

Rahn Station Road Light Industrial - Ground Lease

0 Hwy 21, Rincon, GA 31326

Exclusively Represented By:

Shane Litts
Broker
912 233 6000
shane@bsrgcommercial.com

OFFERING MEMORANDUM

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FOR LEASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bay Street Realty Group in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

Section 1

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Property Summary

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Property Description

Positioned at the high-traffic signalized intersection of Rahn Station Road and GA Highway 21, this 1.92-acre parcel offers a premier opportunity for commercial or light industrial users seeking maximum visibility and flexible site control. Zoned Light Industrial (I-1), the property supports a wide array of permitted uses including retail pads, drive-thrus, medical clinics, fuel/convenience, logistics, and service-oriented businesses.

Offering Summary

Lease Rate:	\$75,000.00 per year (Ground)		
Available SF:	1.92 Acres		
Lot Size:	1.92 Acres		
Demographics			
	1 Mile	3 Miles	5 Miles
Total Households	83	2,668	9,017
Total Population	222	7,523	25,377
Average HH Income	\$113,393	\$106,271	\$102,176

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Property Description

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Property Description

Highway 21 is a major arterial corridor connecting Effingham County to Savannah, with daily traffic counts exceeding 22,000 vehicles, making the location ideal for tenants seeking exposure, access, and regional positioning. The immediate area is experiencing strong residential and commercial growth, with nearby national retailers and new subdivisions fueling demand.

The parcel offers approximately 83,635 SF of usable land and will be delivered via Absolute Net (NNN) ground lease. Utilities are available nearby, and site development is open to tenant build-out subject to municipal approvals.

The ownership is seeking a qualified user for a shorter-term ground lease structure, with extension options available for the right tenant. Ideal for operators looking for a high-visibility location without the long-term commitment of a traditional ground lease.

Location Description

Strategically positioned at the signalized intersection of Highway 21 and Rahn Station Road, this 1.92-acre parcel offers outstanding visibility and access along one of Rincon's primary commercial corridors. Highway 21 serves as the major north-south artery connecting Rincon to Savannah and the greater Effingham County area, with traffic counts exceeding 22,000 vehicles per day. The property benefits from a strong commercial presence in the immediate area, with nearby national retailers, service businesses, and industrial users. Its prominent corner location and I-1 zoning allow for a variety of potential uses, including industrial, flex, and select commercial development. With excellent ingress/egress, proximity to residential growth, and regional connectivity, this site is ideal for users or developers seeking a high-visibility location in one of the fastest-growing areas of coastal Georgia.

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Complete Highlights

FOR LEASE



Location Information

Building Name	Rahn Station Road Light Industrial - Ground Lease
Street Address	0 Hwy 21
City, State, Zip	Rincon, GA 31326
County	Effingham

Property Highlights

- 1.92 Acres (83,635 SF) at Signalized Corner of Rahn Station Rd & Hwy 21
- Zoned Light Industrial (I-1) – Wide Commercial/Industrial Use Flexibility
- 22,000+ Vehicles Per Day – Outstanding Visibility and Access
- Surrounded by Growth – Strong Retail, Residential & Traffic Drivers
- Absolute Net Lease – Tenant Responsible for All Site Development
- Flexible Term Structure – Ideal for QSR, Medical, Fuel, or Build-to-Suit Users

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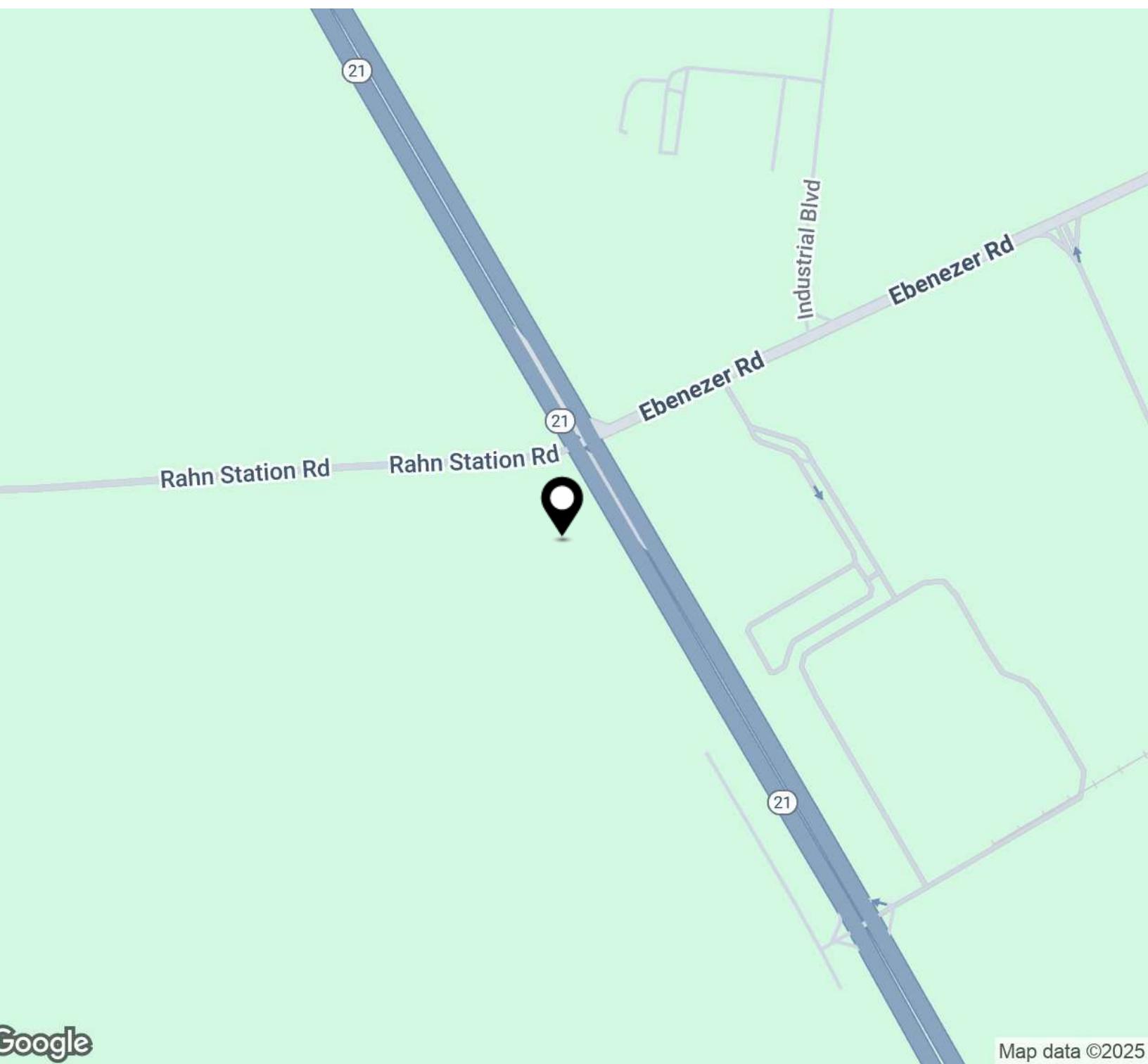
Location Information

Section 2

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Location Map

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Google

Map data ©2025

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Aerial Map

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Google

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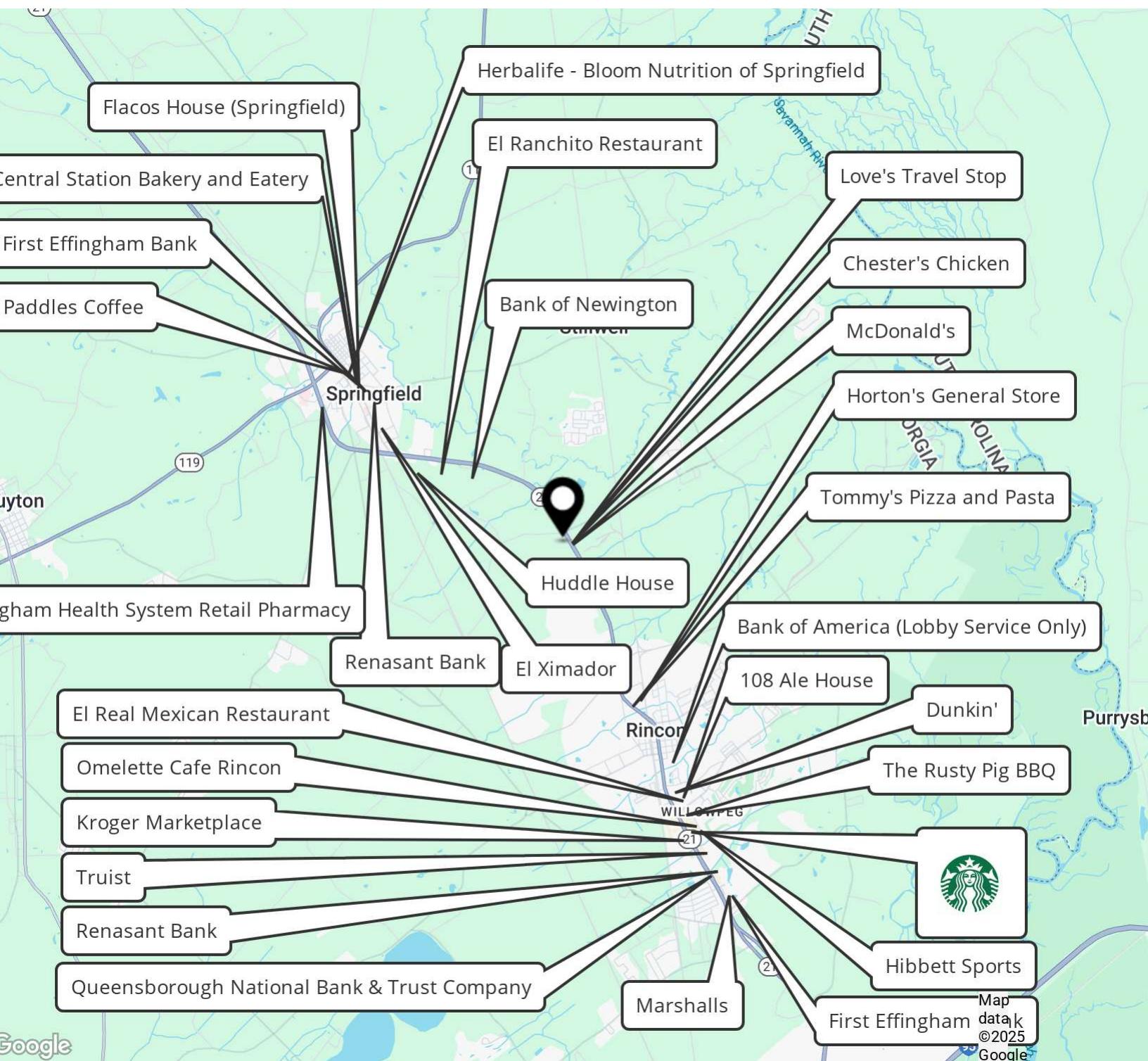
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Retailer Map

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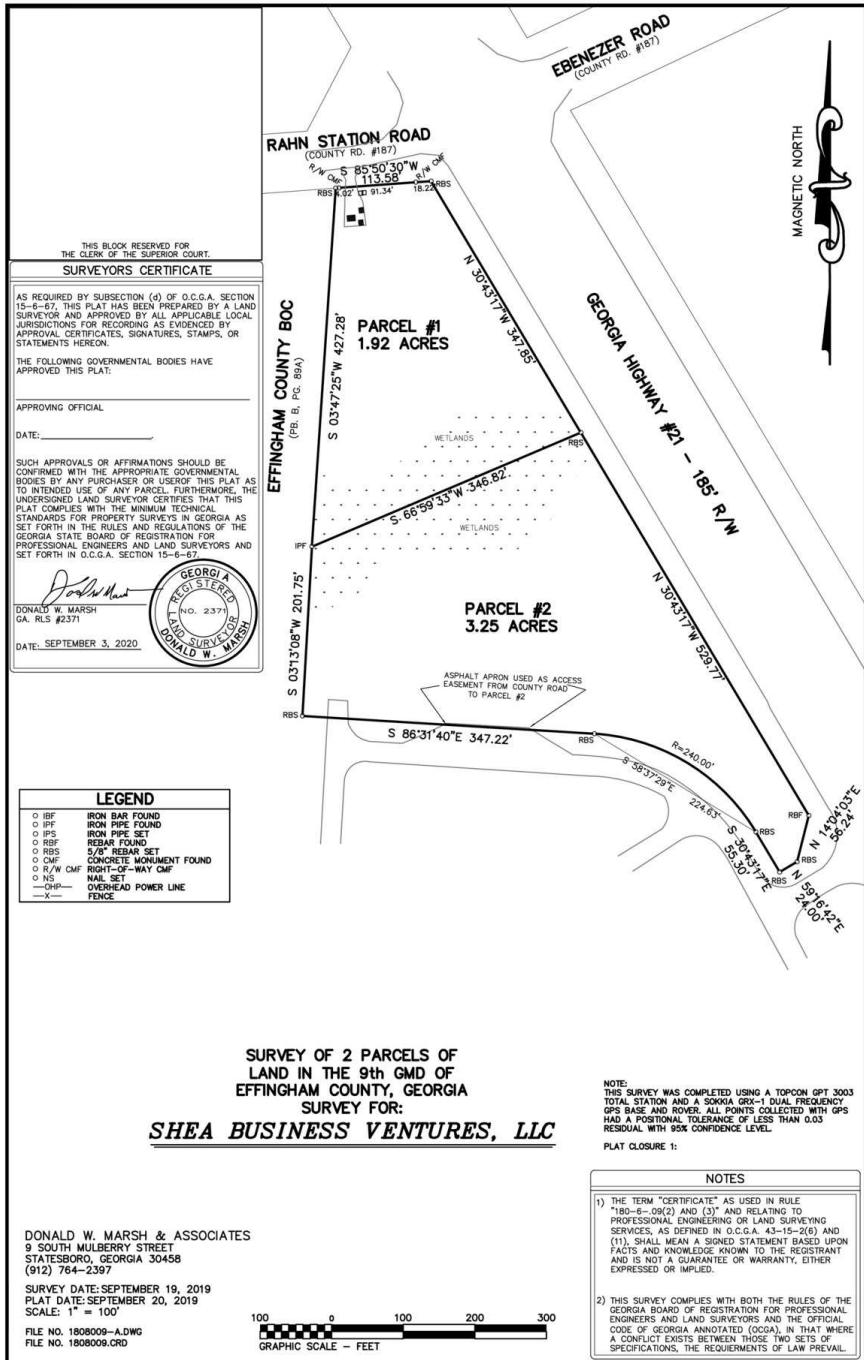
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Site Plans

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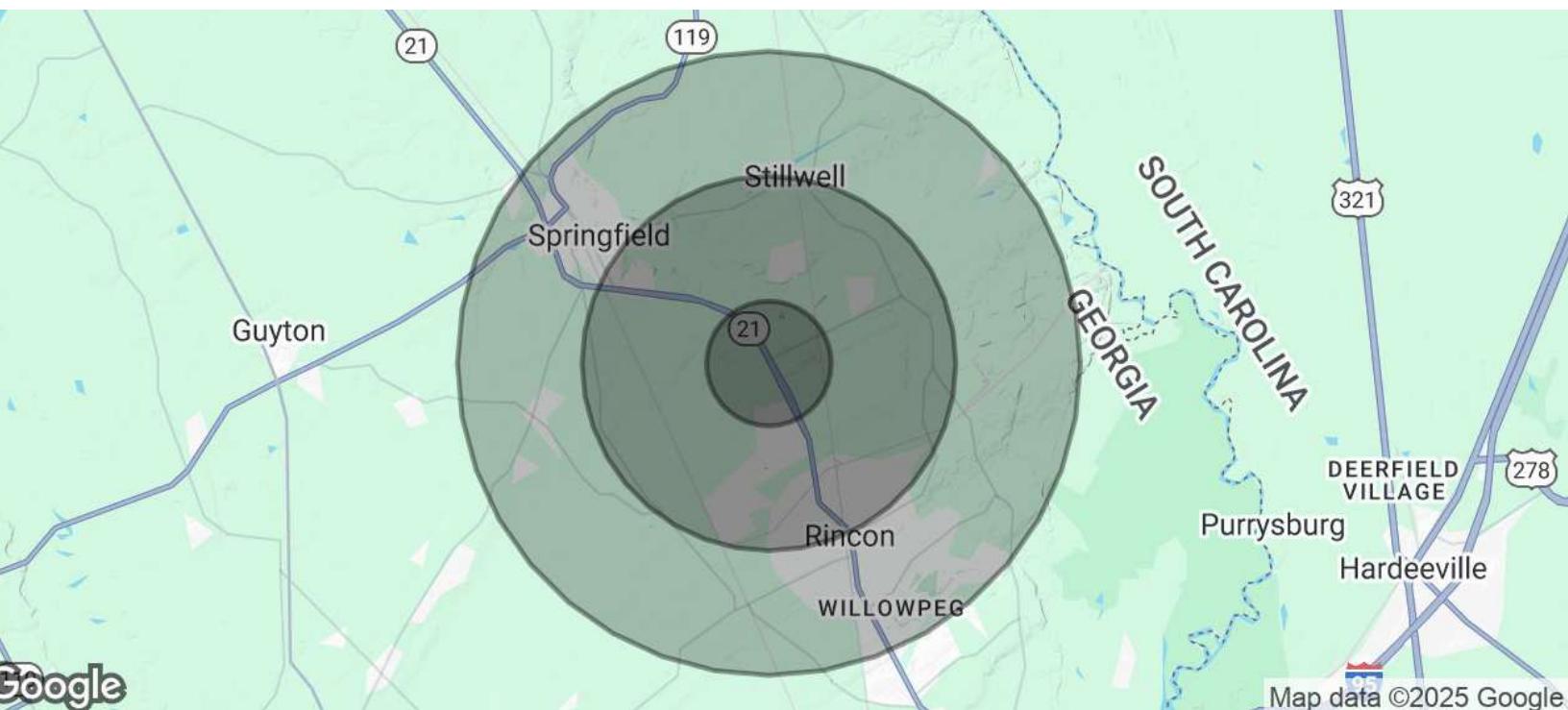
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Demographics

Section 3

Demographics Map & Report

FOR LEASE



Population

	1 Mile	3 Miles	5 Miles
Total Population	222	7,523	25,377
Average Age	40	37	37
Average Age (Male)	40	37	36
Average Age (Female)	39	38	39

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	83	2,668	9,017
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$113,393	\$106,271	\$102,176
Average House Value	\$336,979	\$292,958	\$281,801

Demographics data derived from AlphaMap

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Advisor Bios

Section 4

OFFERING MEMORANDUM

Advisor Bio 1

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Shane Litts

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Professional Background

Shane Litts is a licensed Realtor® specializing in commercial real estate in Savannah, Georgia and the surrounding areas, with experience in the industry since 2017. He focuses on a diverse range of asset types, including industrial, retail, office, and multifamily properties and re-development opportunities. A graduate of SUNY ESF at Syracuse University, Shane brings a unique blend of expertise to his clients through both his extensive background in environmental consulting and his experience as a commercial real estate investor. Prior to his real estate career, he spent over 12 years as a Project Manager in the environmental consulting field, where he helped clients navigate complex regulatory landscapes and maintain compliance with federal, state, and local laws.

Shane also has direct experience working with the Georgia Brownfield Program, which offers liability protection and tax incentives for the redevelopment of environmentally impacted properties. His familiarity with the program allows him to guide clients through the process of acquiring and repositioning these sites—unlocking hidden value while mitigating risk. This insight is especially beneficial for investors and developers pursuing industrial or redevelopment-focused projects.. As an investor himself, Shane brings an added layer of perspective—understanding the deal from both the broker and ownership sides. He is skilled at identifying opportunities, analyzing risk, and helping clients make strategic, data-driven decisions aligned with their investment goals.

When he's not working to support his clients, Shane enjoys spending time with his wife and two sons, playing guitar, and photographing Savannah's rich mix of nature and architecture.

Education

Bachelor of Science, SUNY ESF at Syracuse University - 2005

Memberships

Realtors Commercial Alliance

Georgia Association of Realtors

National Association of Realtors

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