



For Sale

Asking Price:

Please Inquire

Contact Us:

Rhett Mouchet

Associate Broker
+1 912 662 8018
rhett.mouchet@colliers.com

Tyler Mouchet, CCIM

Principal
+1 912 662 8017
tyler.mouchet@colliers.com



Colliers | Savannah

545 E York Street
Savannah, GA 31401
P: +1 912 233 7111
colliers.com/savannah

Highway 21 Commercial Site | Positioned Along Rincon's Expanding Industrial Corridor

📍 Highway 21 | Rincon, GA 31326

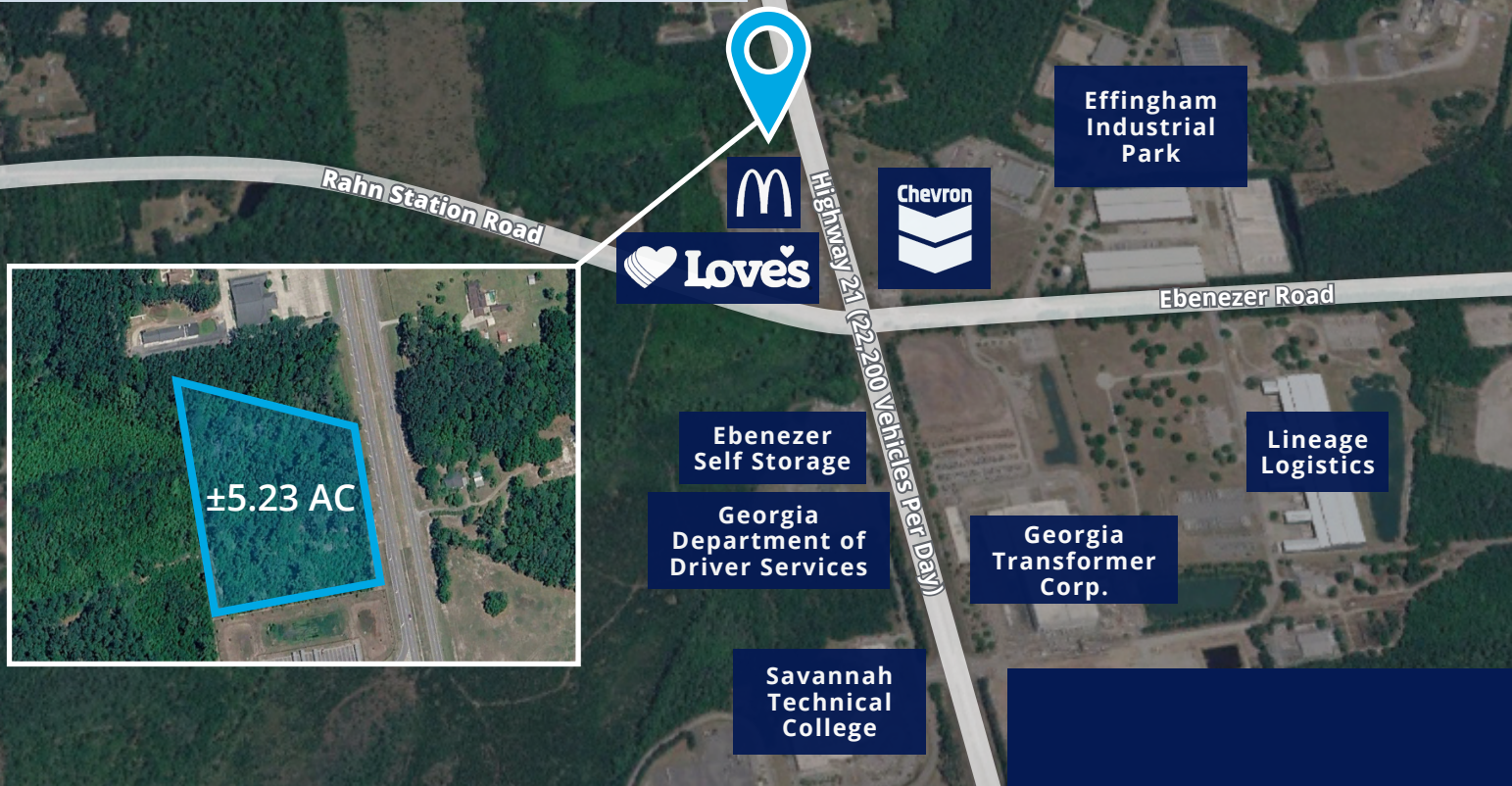
Property Highlights:

- ±5.23 acres with prominent frontage along Highway 21
- ±22,200 vehicles per day providing strong daily exposure
- Owner will cooperate with purchaser in obtaining Commercial Zoning Designation
- Strategically positioned near a growing concentration of manufacturing, logistics and distribution employers
- Approximately 10,065 daytime employees within five miles
- Surrounded by established residential communities and a growing employment base
- Strong potential for QSR, convenience, retail, medical, service and other highway-commercial uses
- Approximately 3.1 miles from Rincon, 4.4 miles to Springfield, and 18 miles from the Port of Savannah

Accelerating success.

Location Overview

High-visibility Highway 21 location surrounded by expanding residential, commercial and industrial development.



Effingham County Growth

+14.8%

Population Growth
(2020-2025)

1,200+

Jobs from Recent
Major Manufacturing
Announcements

18 Miles

To the Port of
Savannah

Demographics

	2 Miles	5 Miles	10 Miles
Current Population	3,934	26,387	66,150
Number of HouseHolds	1,397	9,434	23,998
Average Household Income	\$140,128	\$115,621	\$115,778
Daytime Employees	1,304	10,065	15,442
Total Business	81	759	12,530

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Contact Us:

Rhett Mouchet

Associate Broker
+1 912 662 8018
rhett.mouchet@colliers.com

Tyler Mouchet, CCIM

Principal
+1 912 662 8017
tyler.mouchet@colliers.com



Colliers | Savannah

545 E York Street
Savannah, GA 31401
P: +1 912 233 7111
colliers.com/savannah