

FOR SALE

5926 GA-HWY 21 RINCON, GA 31326

12,000 SF RETAIL CENTER • 92% LEASED



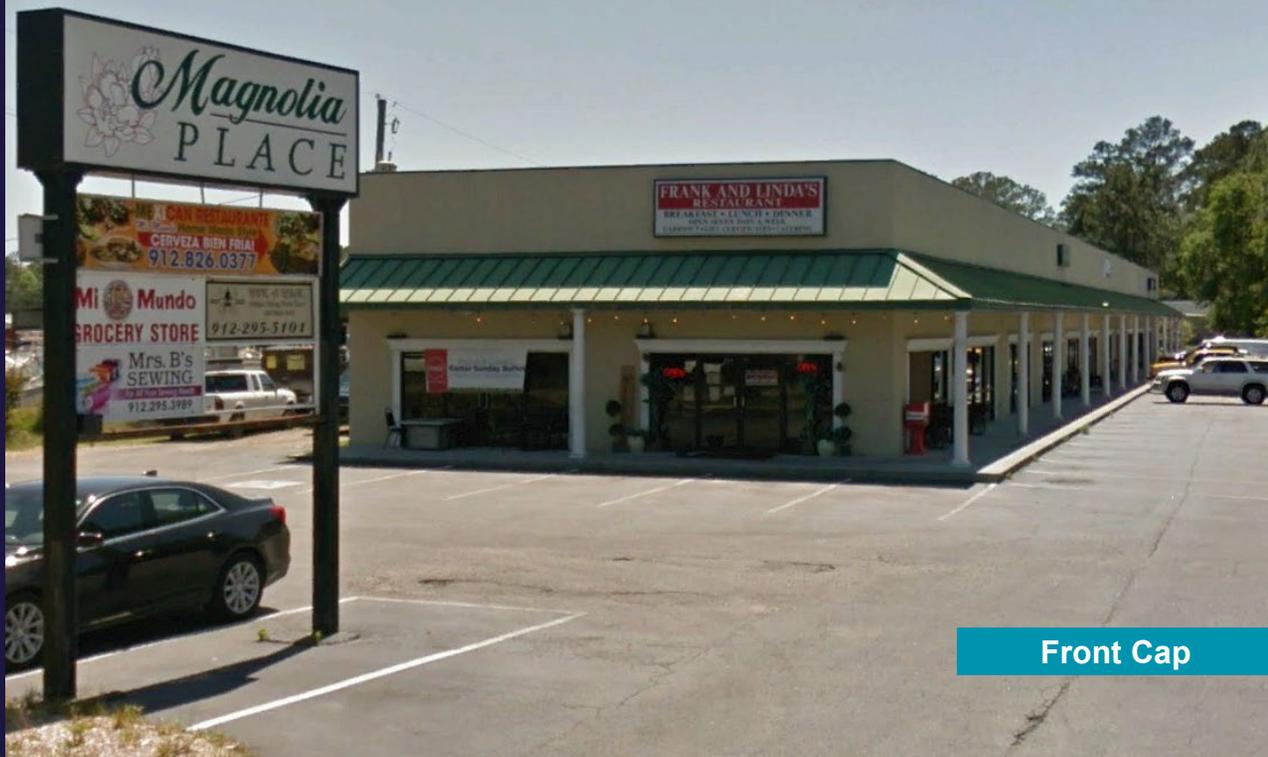
**CUSHMAN &
WAKEFIELD**

**GILBERT &
EZELLE**

EXECUTIVE SUMMARY

5926 GA Highway 21 is a 12,000 SF free-standing retail center, 92% leased to four tenants. Ideally located in the flourishing commercial district of Rincon, it has excellent frontage and visibility on Highway 21 and is within close proximity to Interstate 95.

ADDRESS	5926 GA-HWY 21 Rincon, GA 31326
SIZE	12,000 SF
LOT SIZE	1.26 acres
% LEASED	92% leased to 4 tenants
ASKING PRICE	\$1,600,000
PRO FORMA CAP RATE	9.0%



Front Cap

For further details or to arrange a tour, please contact the Exclusive Agents at Cushman & Wakefield | Gilbert & Ezelle:



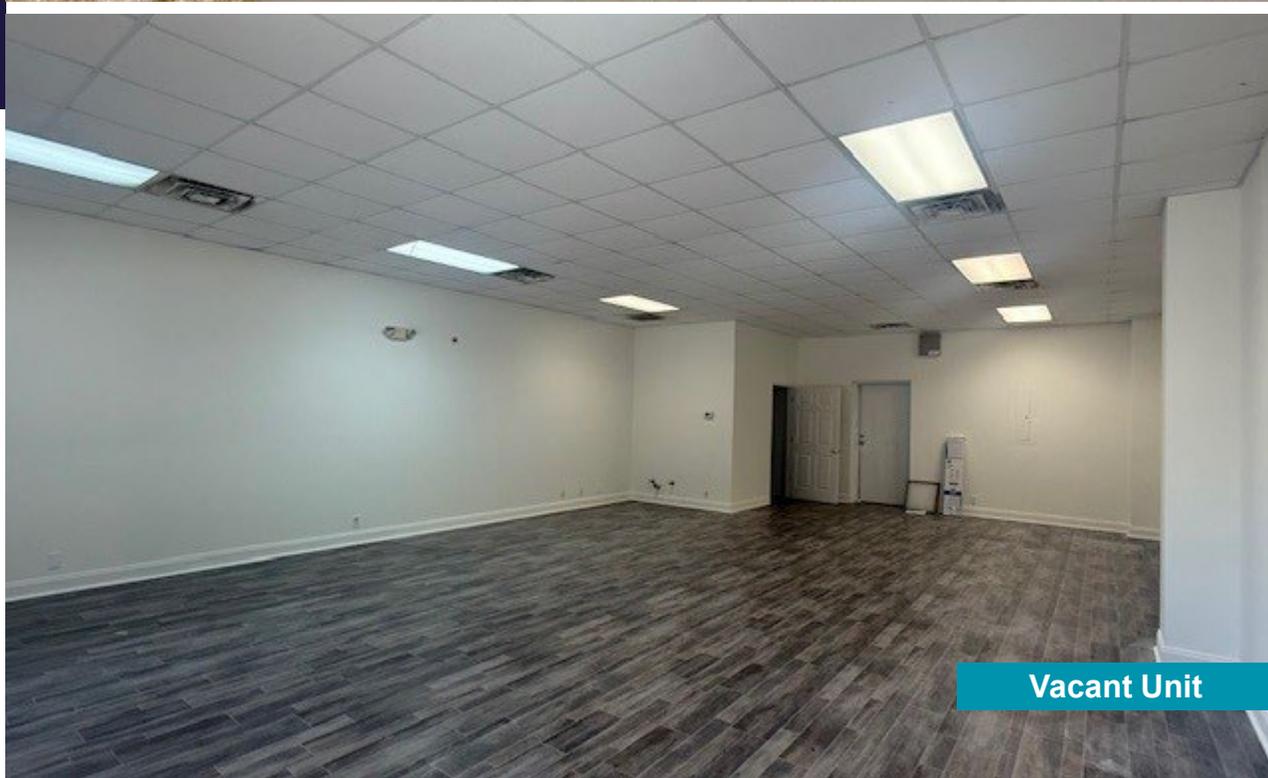
JOHN GILBERT, CCIM

Partner
+1 912 547 4464
jgilbert@gilbertezelle.com



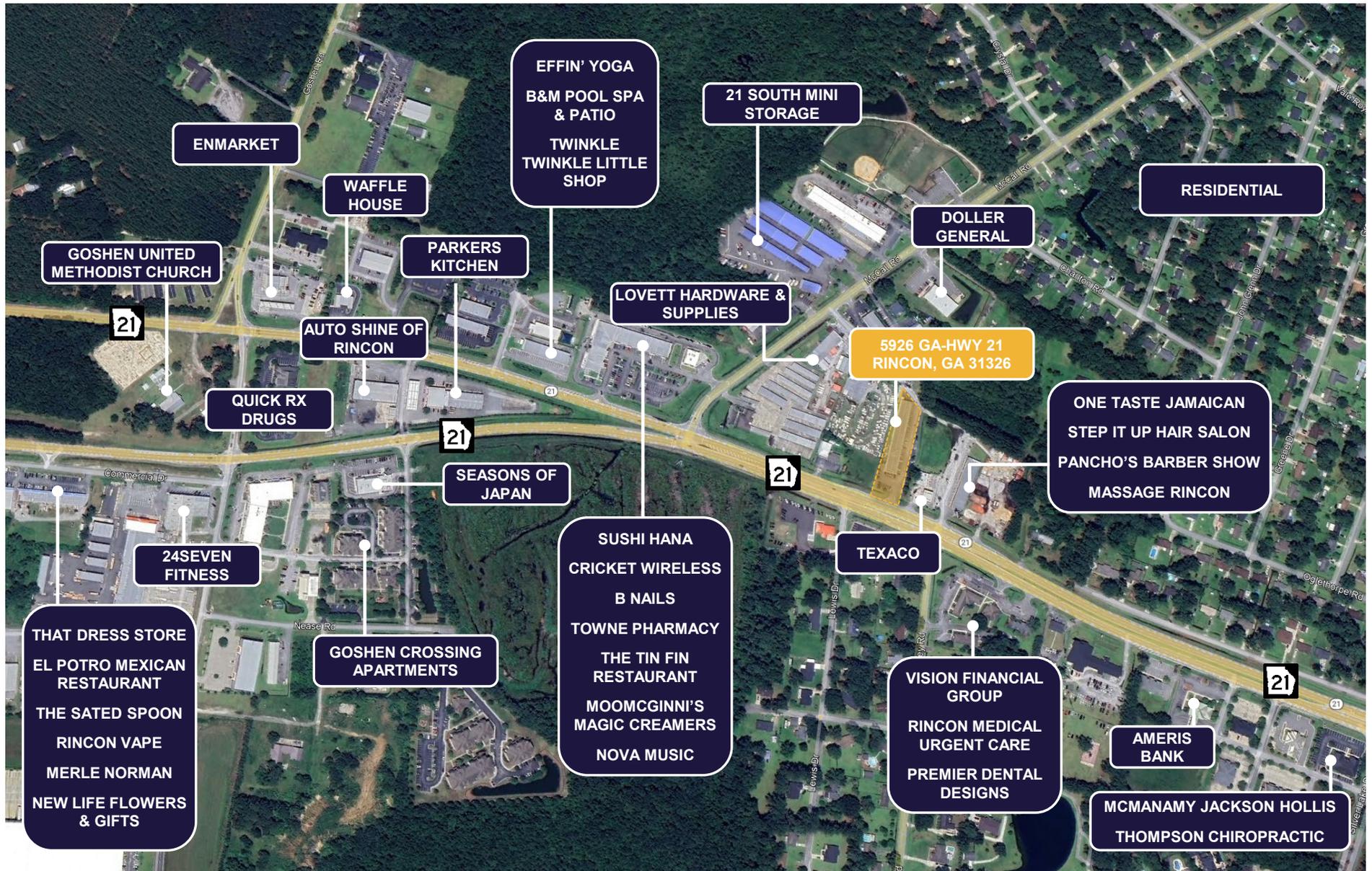
IAN EVANS

Associate
+1 912 704 6203
ievans@gilbertezelle.com

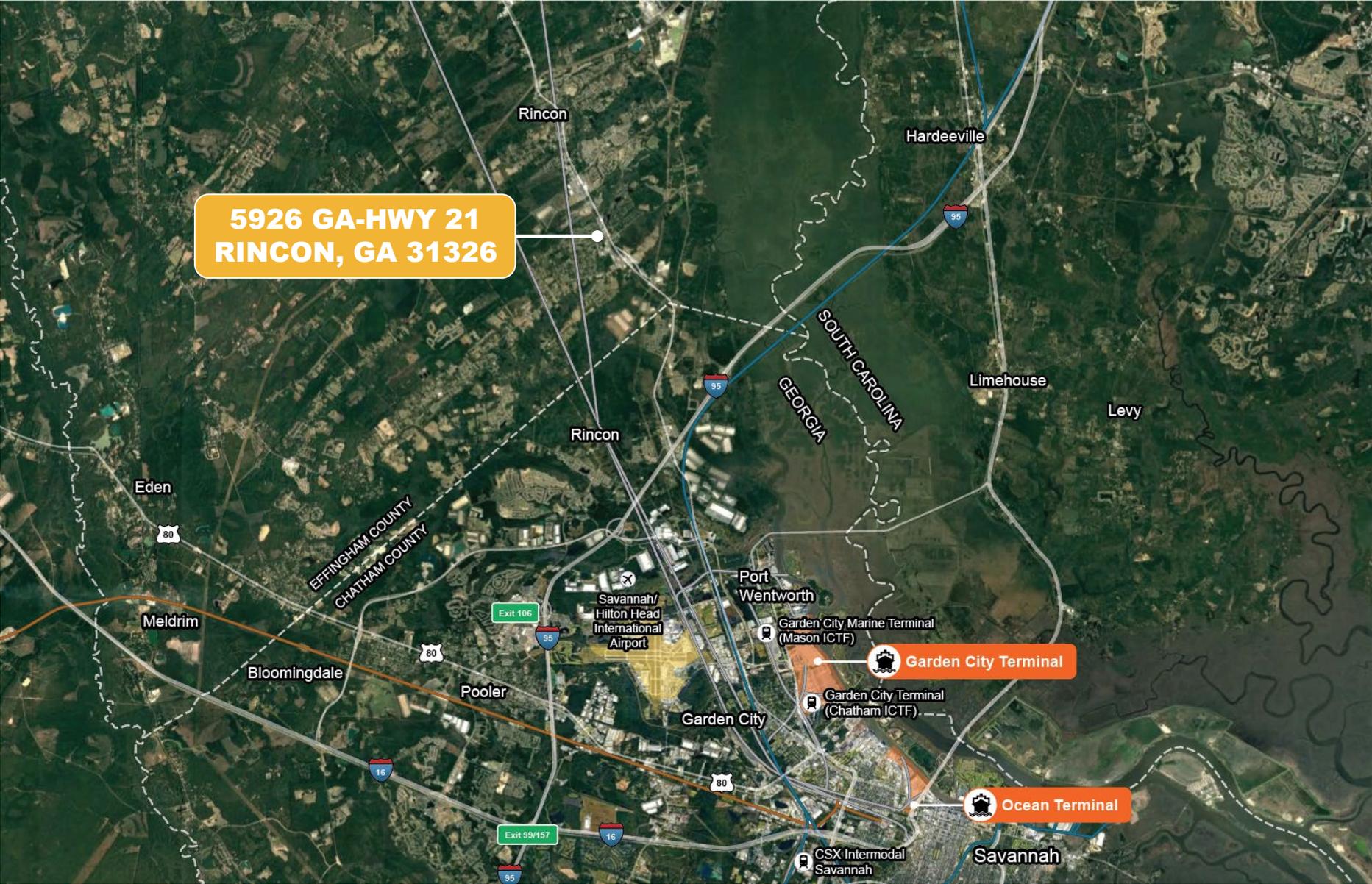


Vacant Unit

HIGH EXPOSURE SITE



REGIONAL LOCATION





FOR SALE

5926 GA-HWY 21 RINCON, GA 31326



MORE INFORMATION:



JOHN GILBERT, CCIM

Partner
+1 912 547 4464
jgilbert@gilbertzelle.com



IAN EVANS

Associate
+1 912 704 6203
ievans@gilbertzelle.com