

RINCON, GA 31326

- 20,000 SF retail strip center under development.
- Located in the heart of Rincon's retail corridor
- Strategically positioned near well-performing traffic generators (Walmart Supercenter & Kroger Marketplace), and employment centers.
- Excellent access and visibility
- Preleasing suites from 1,500 - 20,000 SF.

VEHICLES / DAY

S. Columbia Avenue (Highway 21)	34,500
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,653	6,903	10,749
Total Population	4,369	18,587	29,655
Average HH Income	\$93,518	\$102,737	\$106,673
Total Businesses	247	682	795
Est. Employees	2,311	5,407	7,325

Google Maps Link





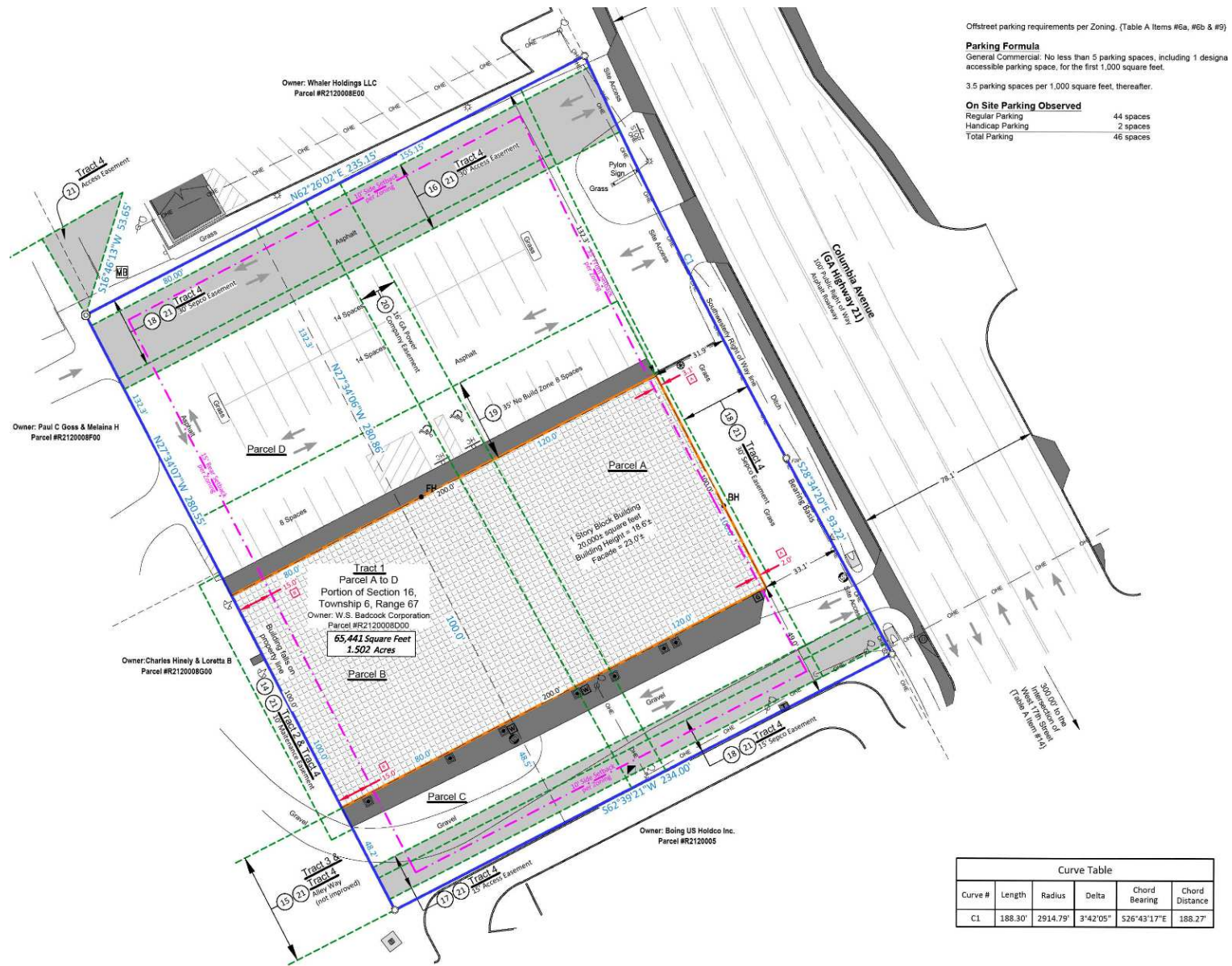
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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LOCATION MAP



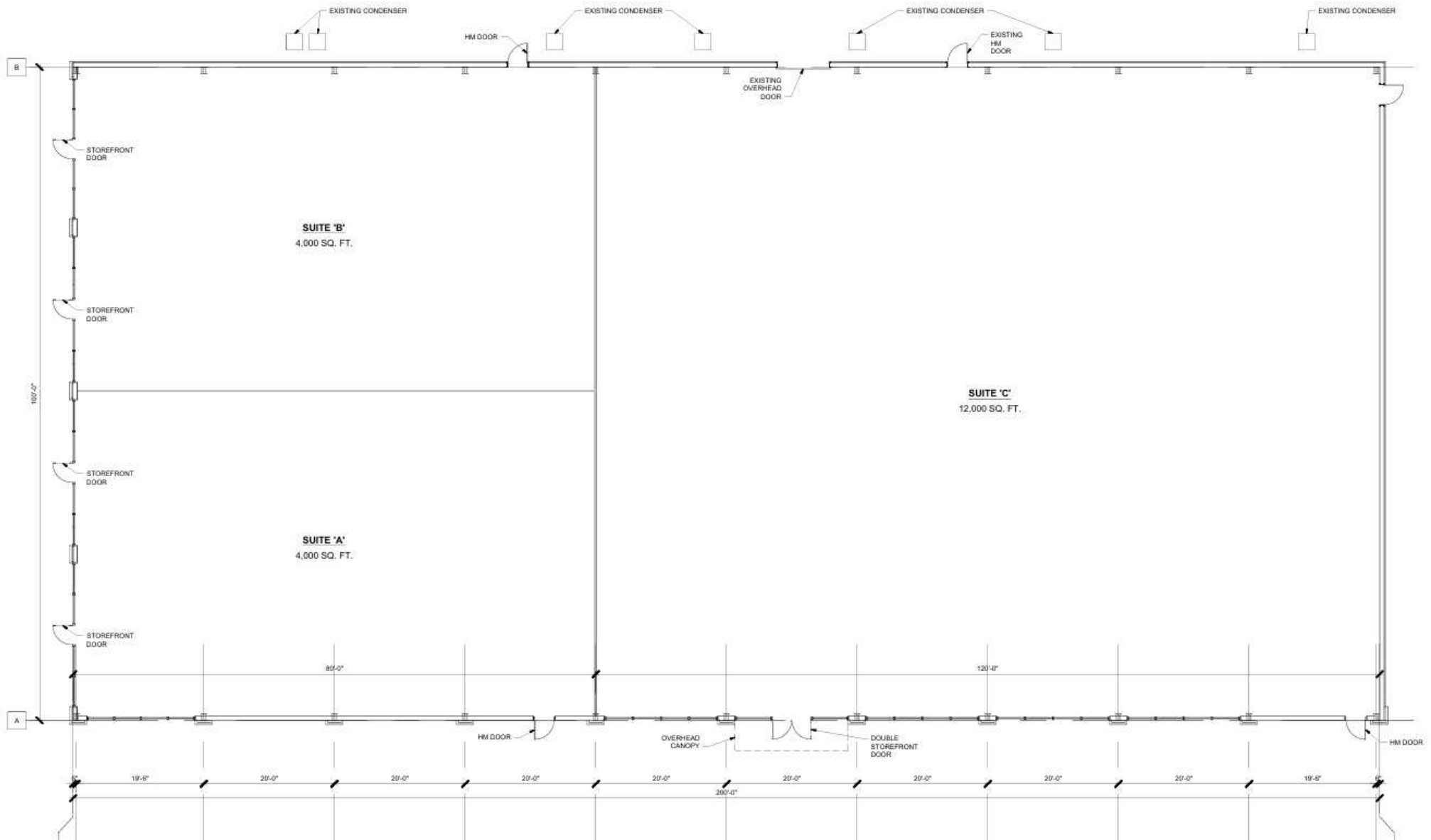


FRONT ELEVATION

EXTERIOR FINISH SCHEDULE			
B-1	BRICK	GENERAL SHALE	EXTEIOR MODULAR BRICK, COLOR: "SPALDING TUDOR" WITH ARGOS "IVORY BUFF" MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	SAND PEBBLE FINISH, COLOR TO MATCH: SHERWIN WILLIAMS, SW 9119 "DIRTY MARTINI" (209-C1)
EF-2	EIFS	DRYVIT	SAND PEBBLE FINISH, COLOR TO MATCH: SHERWIN WILLIAMS, SW 7005 "PURE WHITE" (255-C1)
LT-1	LIGHTING	T.B.D.	ARCHITECTURAL WALL SCONCE
M-1	METAL	PAC-CLAD	METAL COPING, COLOR: "BONE WHITE"
M-2	METAL	PAC-CLAD	METAL AWNING, COLOR: "MATTE BLACK"
SF-1	STOREFRONT	YKK	INSULATED STOREFRONT SYSTEM, COLOR: "DARK BRONZE" WITH CLEAR GLAZING

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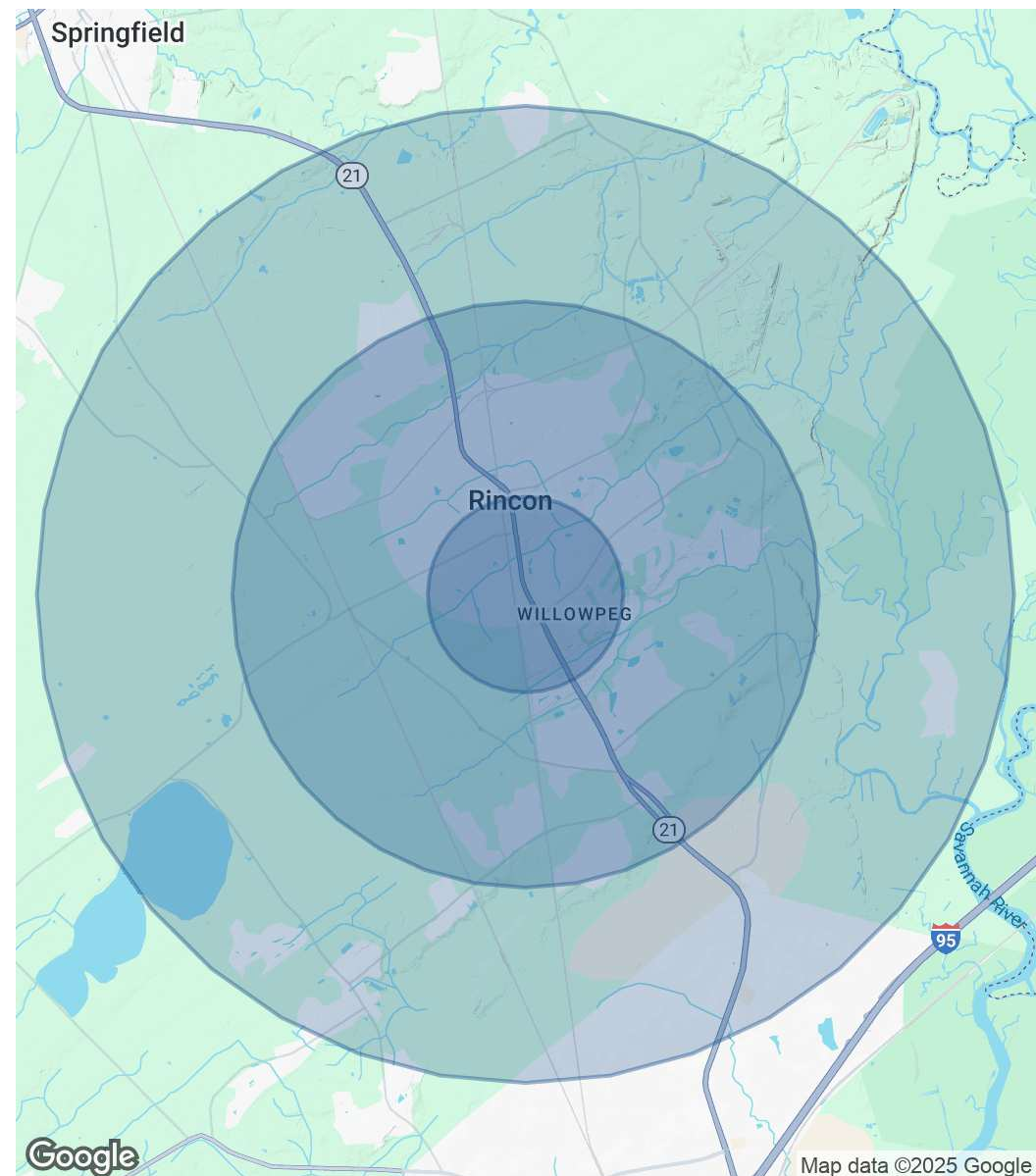
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,369	18,587	29,655
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,653	6,903	10,749
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$93,518	\$102,737	\$106,673
Average House Value	\$260,234	\$269,385	\$275,443

Demographics data derived from AlphaMap



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