



FOR LEASE

499 Old
Richmond RD



AVAILABLE | ±8,730 SF Retail Space

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Commercial Real Estate Services. Worldwide.



ABOUT THE PROPERTY

NAI Mopper | Benton is excited to exclusively present Coldbrook Plaza, a prime 8,730 SF shopping center now available for pre-lease. Conveniently located off US-21, which sees 40,000 vehicles per day, Coldbrook Plaza is situated near key national retailers including Food Lion, Zaxby's, CVS, Burger King, and Dunkin' Donuts.

The Port Wentworth area is experiencing significant growth, with numerous multi-family and single-family communities surrounding the upcoming Coldbrook Plaza. This newly available shopping center offers ample parking, prominent signage, and is slated for completion in late 2025.

<u>AVAILABLE</u>	Immediately
<u>ZONING</u>	Commercial
<u>ASKING PRICE</u>	Please Inquire



56k VPD



C-2
Zoning



Signage



Shell
Space



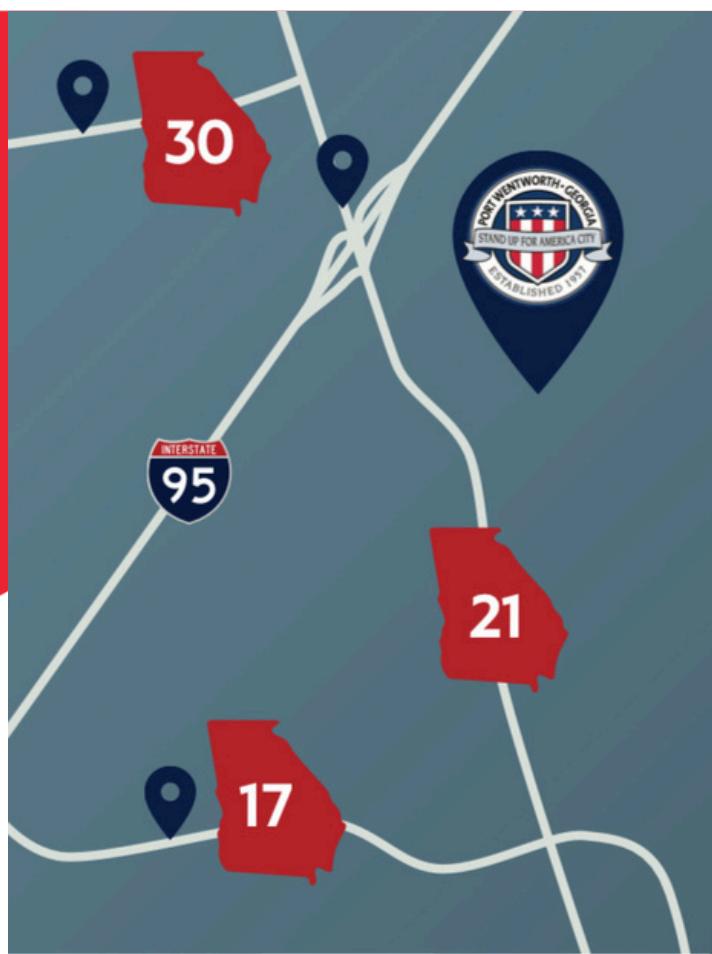
80+Parking
Spaces



UNIT	SIZE	AVAILABILITY	DELIVERY
100	2,175 SF	Available	Shell
200	2,192 SF	Available	Shell
300	2,192 SF	Available	Shell
400	2,175 SF	LEASED	Shell

DIVISIBLE

TRAFFIC STUDY



2024 TRAFFIC VOLUME HIGHLIGHTS



North of I-95 SR 21 / AUGUSTA ROAD

2024 AADT

56,550 vehicles/day

Truck volume
**Up to 20% of
daily traffic**

Notable delays and queues during the peak hours of travel



West of SR 21 SR 30 / PIEDMONT AVENUE

2024 AADT

13,825 vehicles/day

Truck volume
**Approx. 4% of
daily traffic**

Growth trend: 4.1% annually

(5-year Historic Growth Rate)



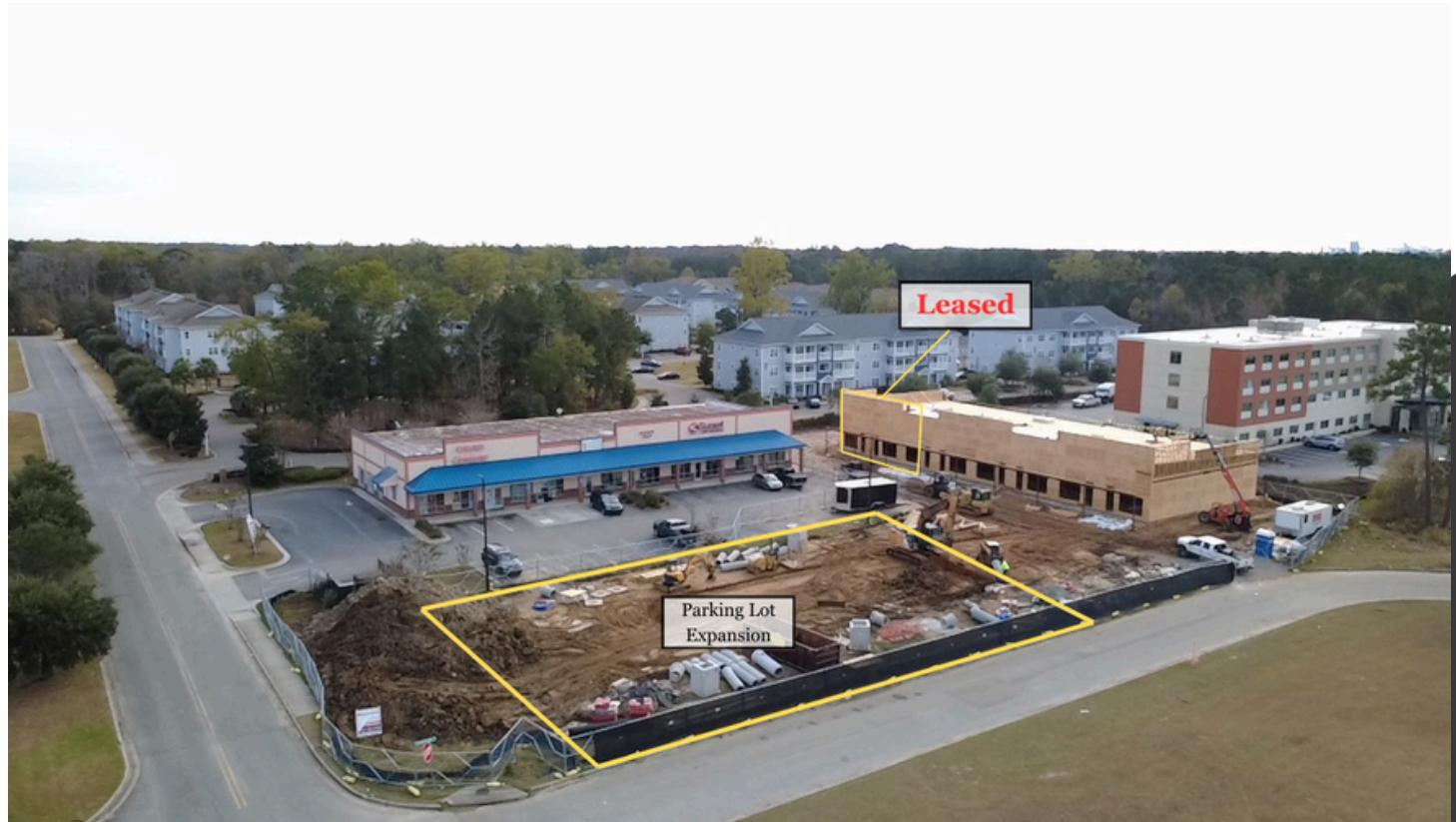
West of I-95 SR 17 / JIMMY DELOACH PARKWAY

2024 AADT

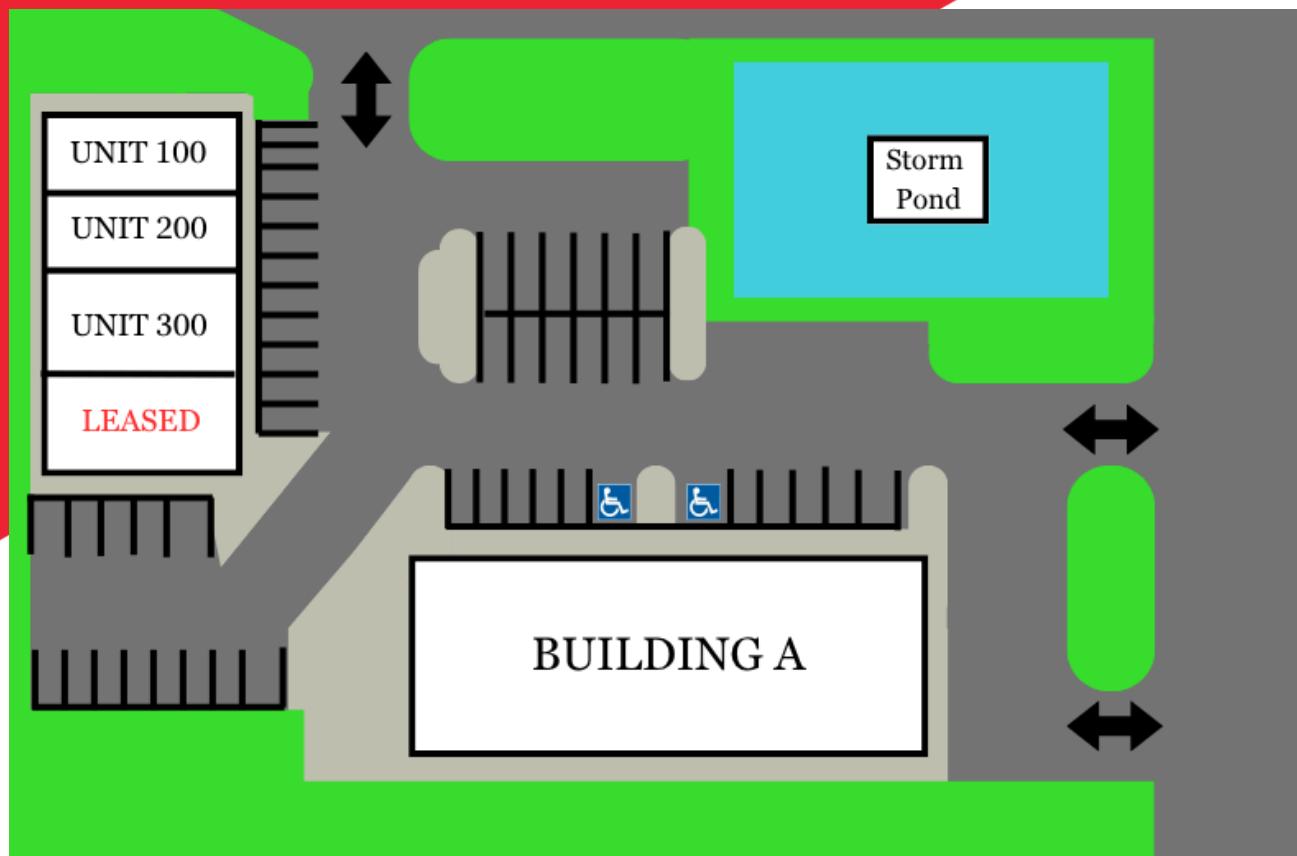
30,900 vehicles/day

Truck volume
**Calculated up to
36% along the SR 17
study corridor**

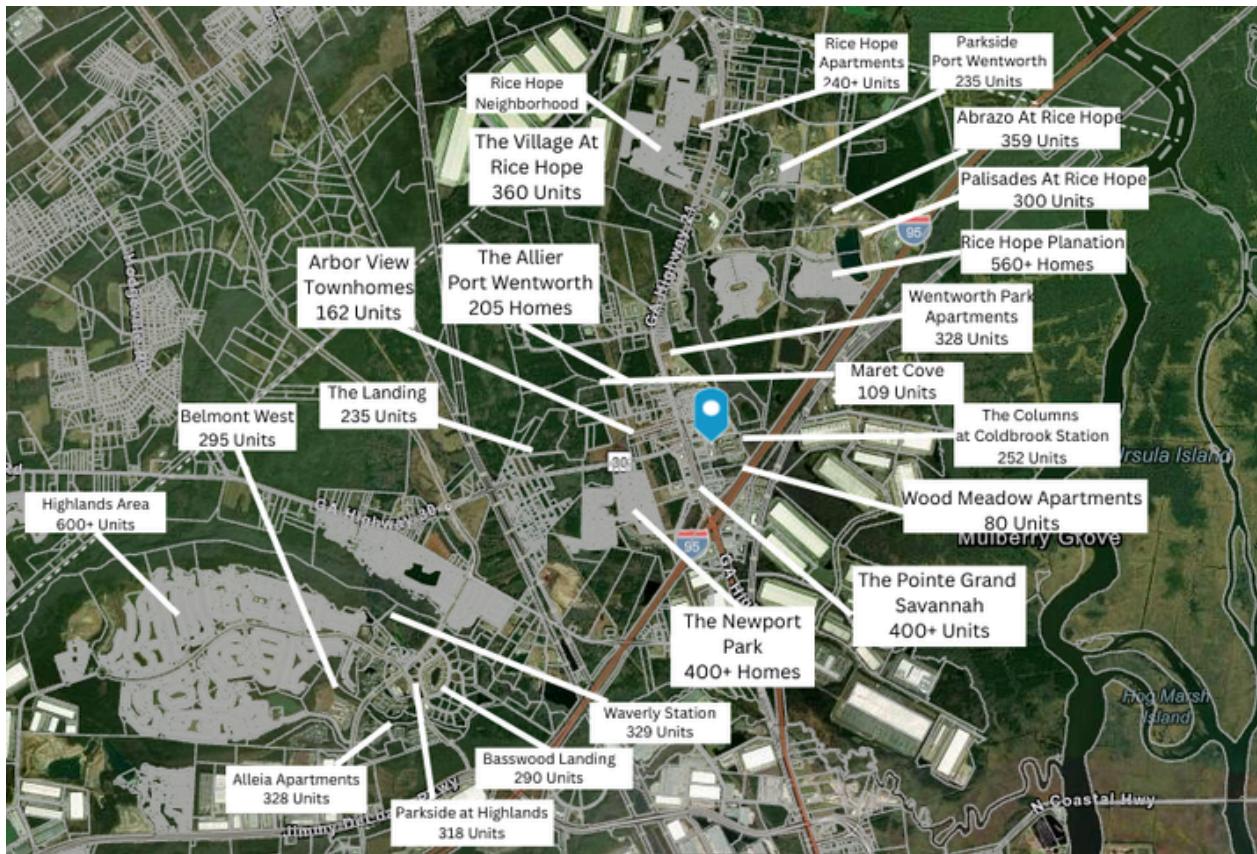
AERIALS

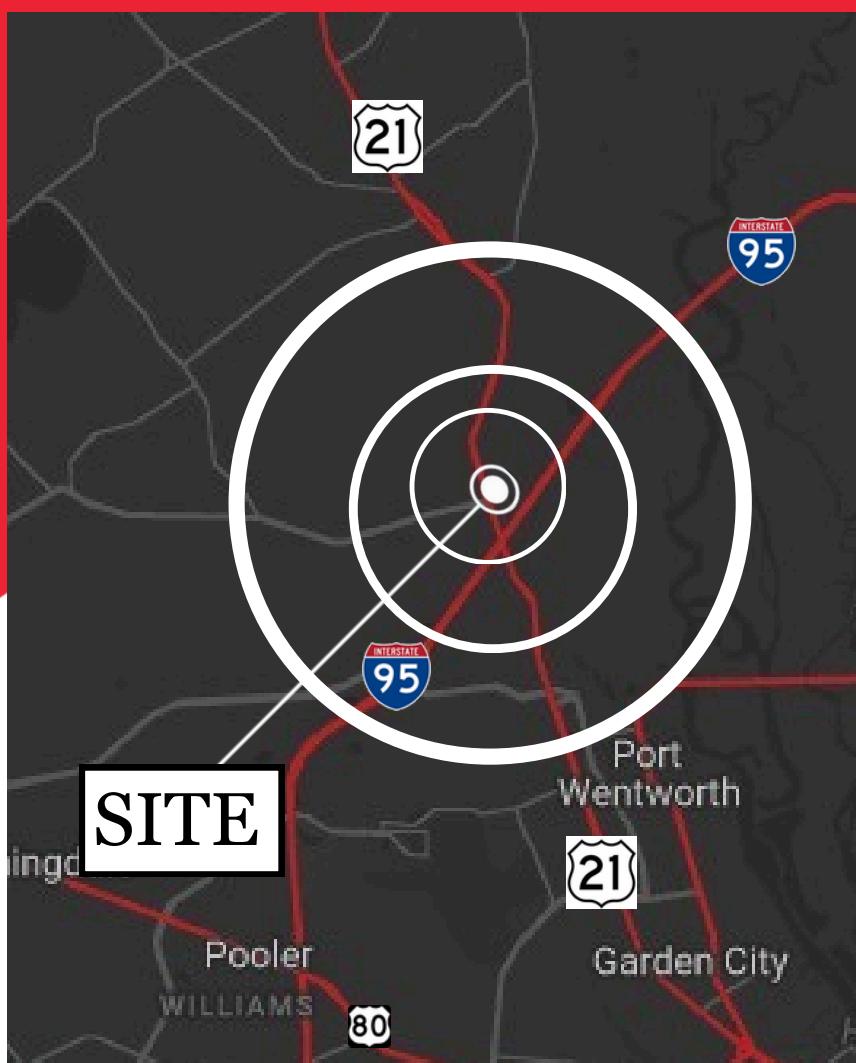


SITE PLAN



NEARBY COMMUNITIES





DRIVING DISTANCES TO CITIES

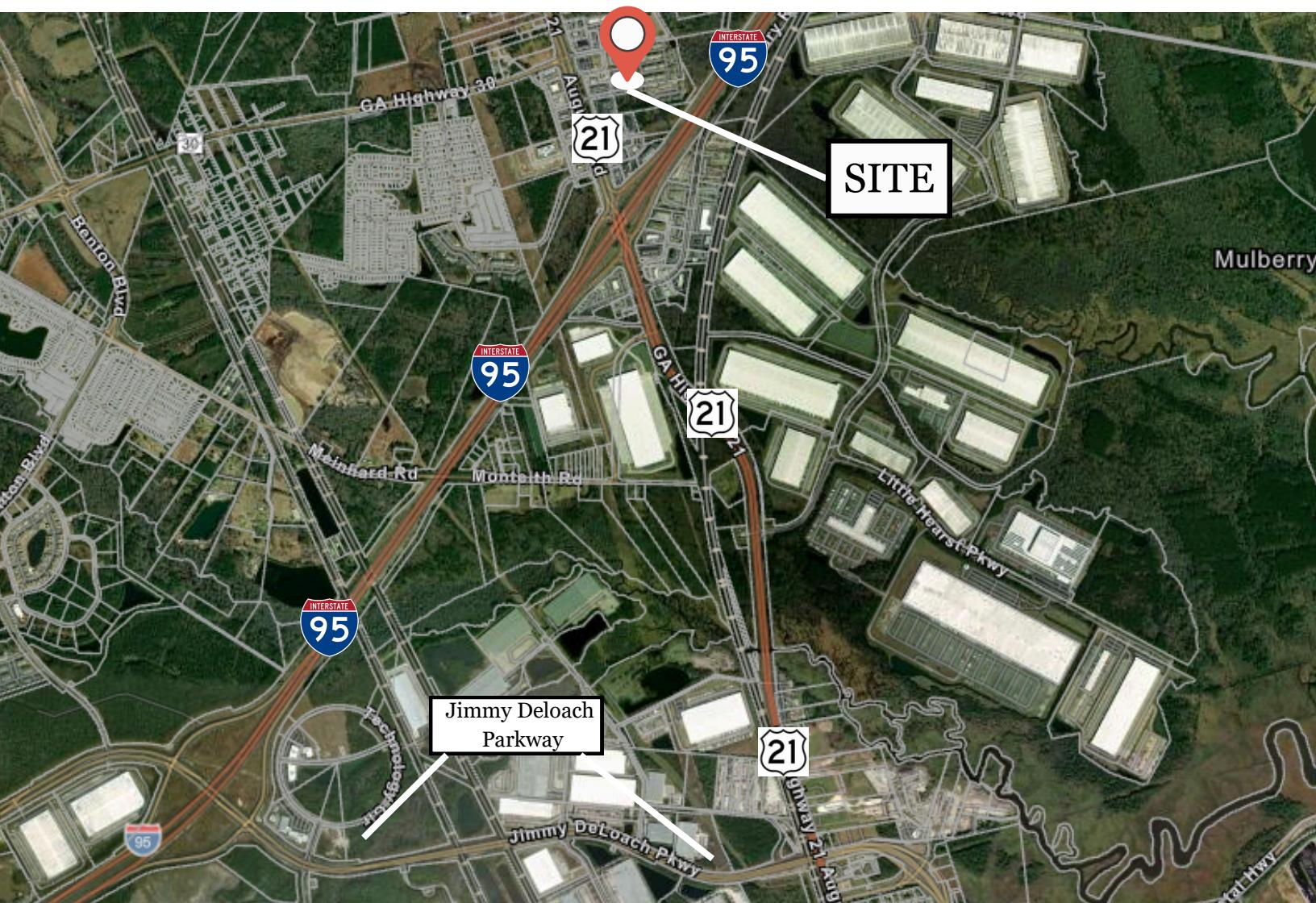
ATLANTA	242 MI
JACKSONVILLE	132 MI
CHARLESTON	107 MI
NASHVILLE	491 MI
MACON	160 MI
CHARLOTTE	252 MI
ORLANDO	273 MI

NEARBY TENANTS



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PROXIMITY TO NEARBY HIGHWAYS



I-21

Right off US-21

I-95

2 minutes via I-95

Jimmy Deloach Pkwy

5 Minutes via Jimmy
Deloach Parkway



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