

FOR SALE: [3] COMMERCIAL PARCELS

251 GA HIGHWAY 21
RINCON, GA 31326

Adam Bryant, CCIM, SIOR
Partner
C: 912.667.2740
adam.bryant@svn.com



1

2

SITES

5

21

GA Hwy 21/S. Columbia Ave

Carolina Ave

Geo Ista

DUNKIN' Donuts
T-Mobile

EXPRESS OIL CHANGE
10 MINUTE SERVICE

SVN[®]
GASC



PROPERTY INFORMATION

- Property Summary
- Complete Highlights
- Site Plan
- Lot Pricing
- Site Aerial
- Site Aerial
- Site Aerial

LOCATION INFORMATION

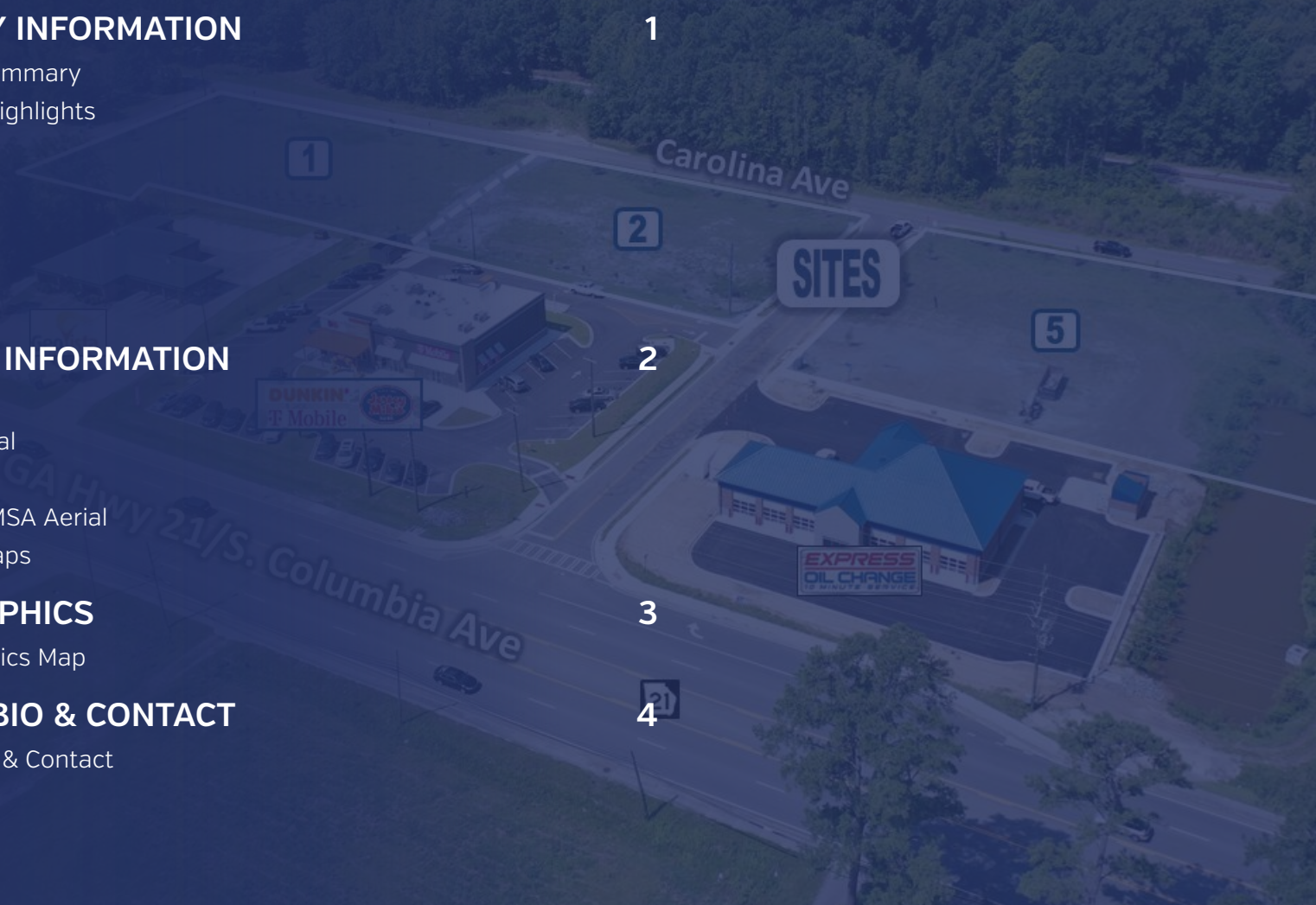
- Local Aerial
- Rincon Aerial
- I-95 Aerial
- Savannah MSA Aerial
- Location Maps

DEMOGRAPHICS

- Demographics Map

ADVISOR BIO & CONTACT

- Advisor Bio & Contact



1 PROPERTY INFORMATION

251 GA Highway 21
Rincon, GA 31326

Property Summary



OFFERING SUMMARY

Sale Price:	See Lot Pricing Sheet
Project Size:	2.69 Acres
Zoning:	GC
Market:	Effingham
Submarket:	Rincon

PROPERTY OVERVIEW

SVN is pleased to offer three (3) commercial parcels, which range in size from ± 0.86 to ± 1.72 contiguous upland acres. The sites have been delivered with all off-site work completed including common detention, which allows for more developable acreage, and an infrastructure in place including city water and sewer at the sites. The sites are accessed from GA Highway 21 with access directly through to Carolina Avenue via a newly constructed paved interior road. Present zoning is General Commercial Use District [GC], which allows for a variety of commercial uses.

LOCATION OVERVIEW

Rincon is located within the Savannah MSA in Effingham County and is approximately 5 miles from I-95 at Exit 109 with a strong spending population of 66,000+ residents and an average household income of \$75,000+ within 1 mile of the property. Rincon's tremendous 20-year population growth of 144.2%, and the county's impressive growth of 30%, has caught the attention of many national retailers such as Lowe's, Kroger, Walmart, Planet Fitness, Tractor Supply, Dunkin Donuts, Walgreen's, Chick-Fil-A and Zaxby's. GA Highway 21 is the main thoroughfare in and out of the county. The traffic count is $\pm 33,000$ vehicles per day.

Complete Highlights

SALE HIGHLIGHTS

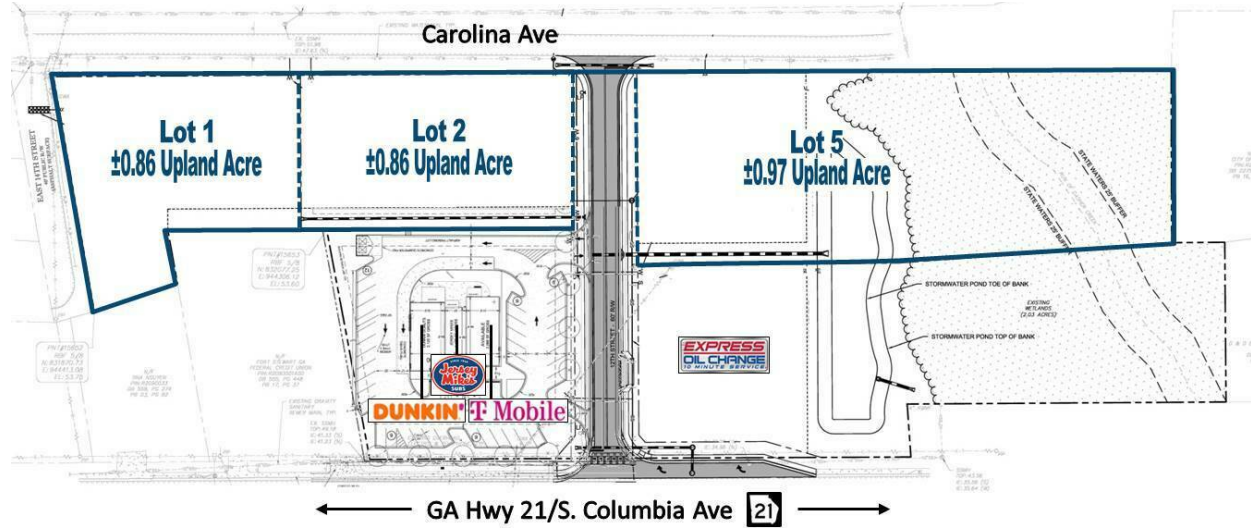
- Three [3] Parcels: ± 0.86 to ± 1.72 Contiguous Upland Acres
- Common Detention, Paved Interior Road
- Infrastructure in Place; City Water & Sewer
- GC Zoning: Variety of Commercial Uses
- GA Hwy 21 Frontage & Visibility w/Traffic Counts $\pm 33,000$ VPD
- Heart of Rincon with 20-year Population Growth of 144.2%



Site Plan



Lot Pricing



OF LOTS 3 | TOTAL LOT SIZES: 0.86 - 1.72 CONTIGUOUS UPLAND ACRES | GC ZONING

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	Retail	0.86 Acre	\$350,000	GC
Available	2	Retail	0.86 Acre	\$350,000	GC
Available	5	Retail	0.97 Acre	\$350,000	GC
Sold	3	Retail	1.06 Acres	Undisclosed	GC
Sold	4	Retail	1.03 Acres	Undisclosed	GC

Site Aerial



FOR SALE: [3] COMMERCIAL PARCELS | 251 GA HIGHWAY 21 RINCON, GA 31326

SVN | GASC | Page 8

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Site Aerial



FOR SALE: [3] COMMERCIAL PARCELS | 251 GA HIGHWAY 21 RINCON, GA 31326

Site Aerial



FOR SALE: [3] COMMERCIAL PARCELS | 251 GA HIGHWAY 21 RINCON, GA 31326

SVN | GASC | Page 10

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

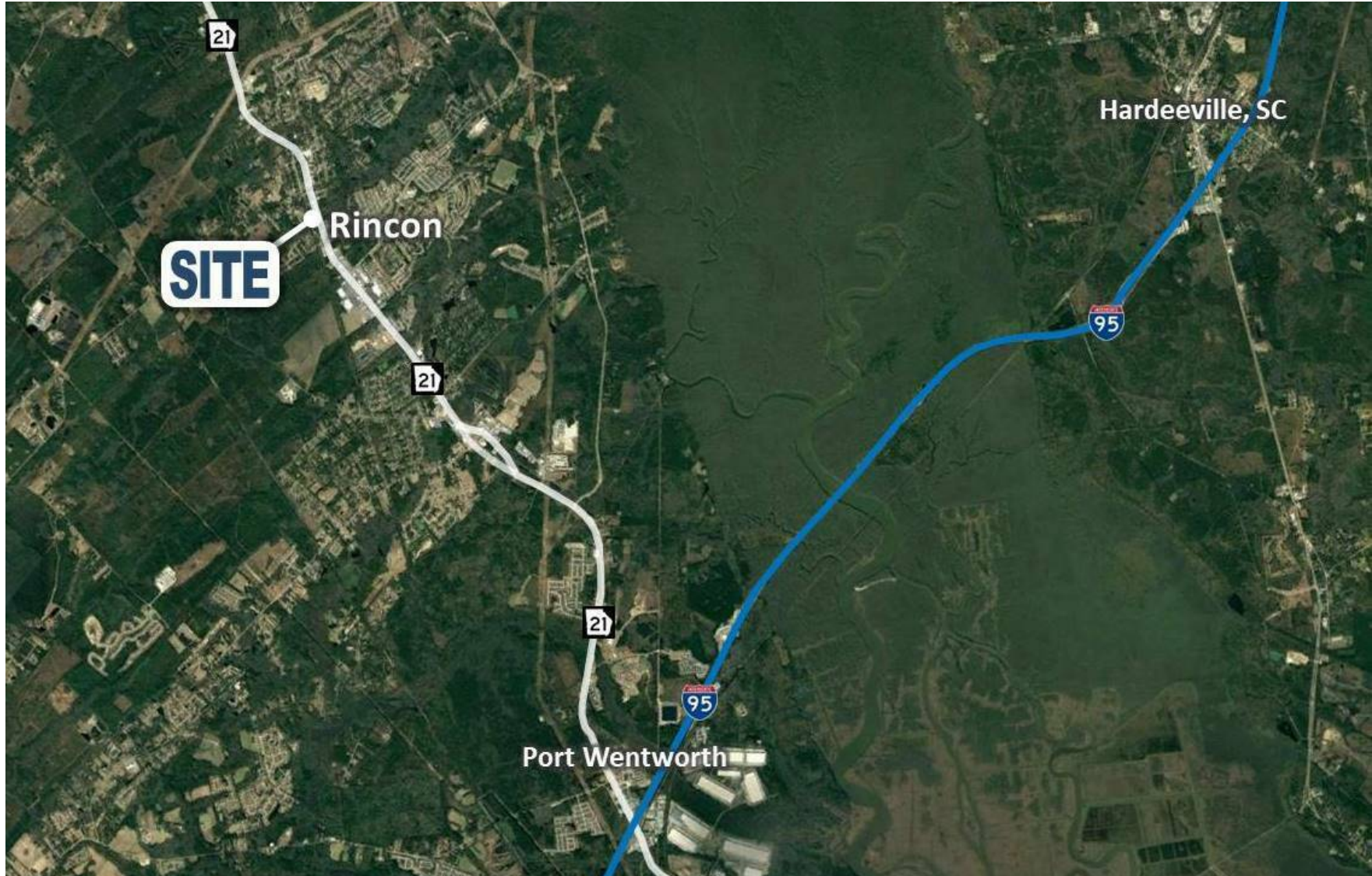
2 LOCATION INFORMATION

251 GA Highway 21
Rincon, GA 31326

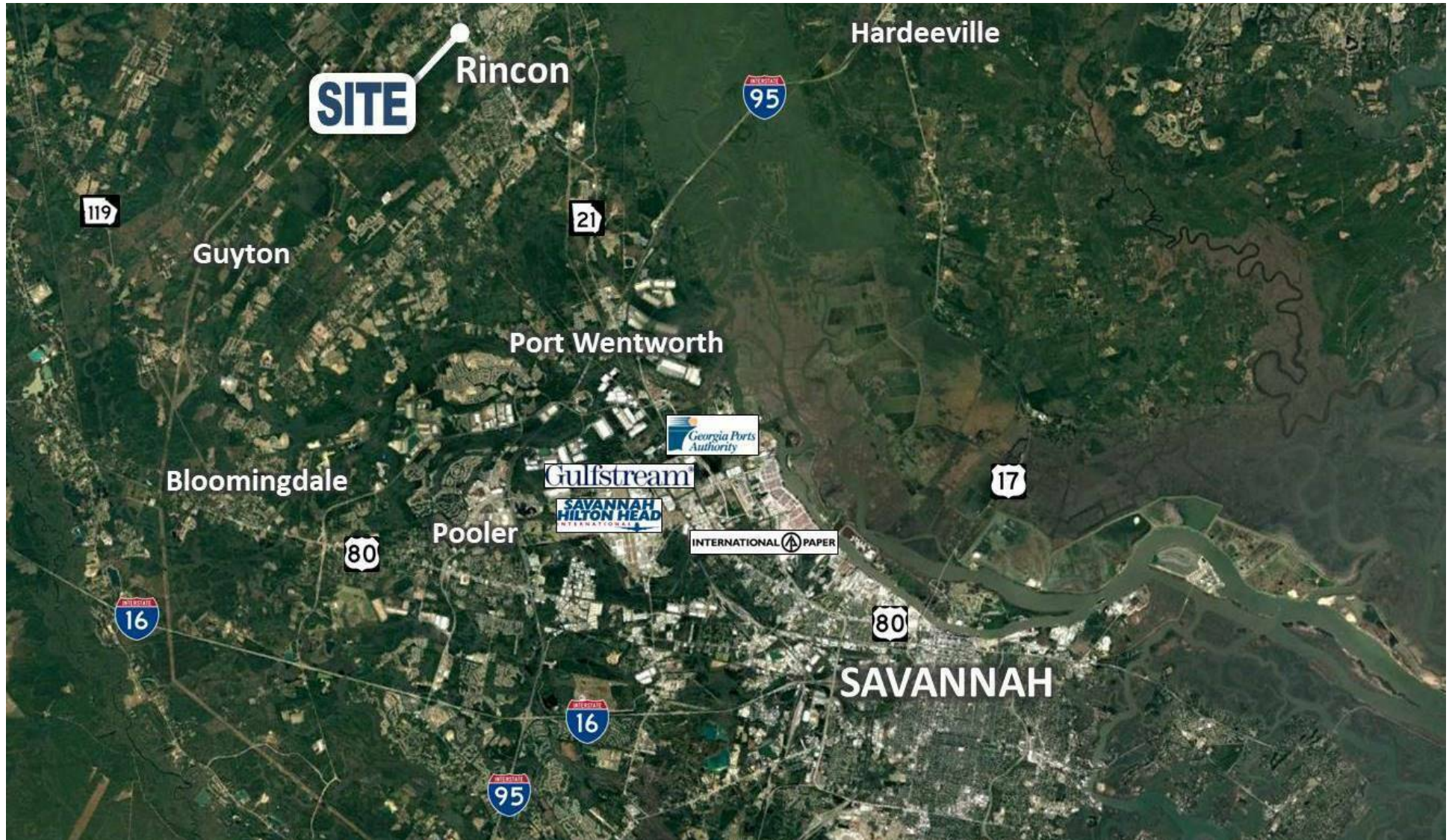
Local Aerial



I-95 Aerial

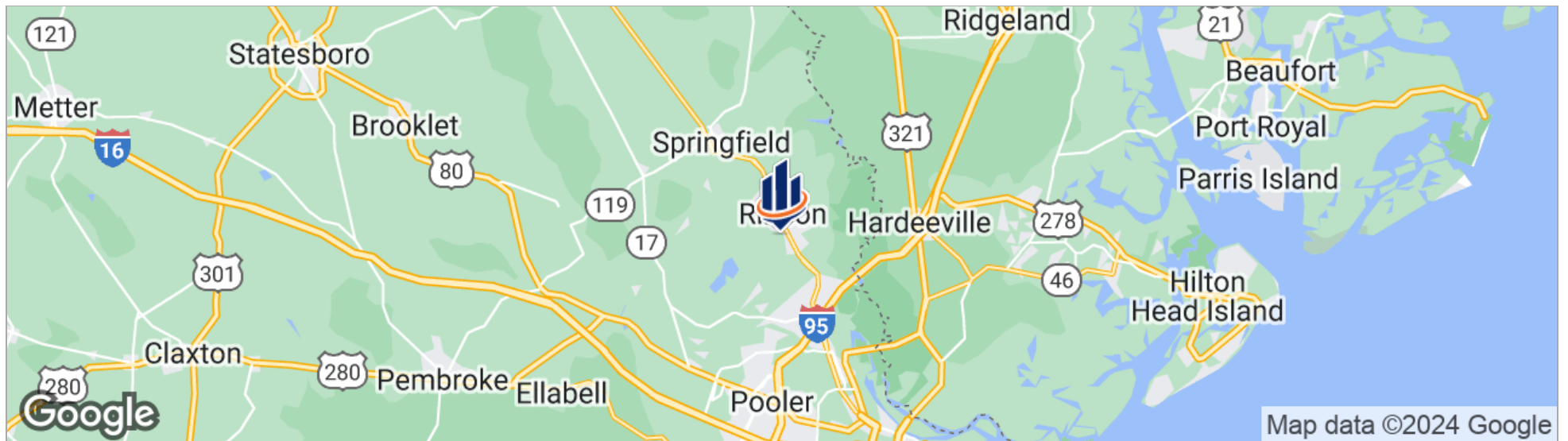


Savannah MSA Aerial



FOR SALE: [3] COMMERCIAL PARCELS | 251 GA HIGHWAY 21 RINCON, GA 31326

Location Maps

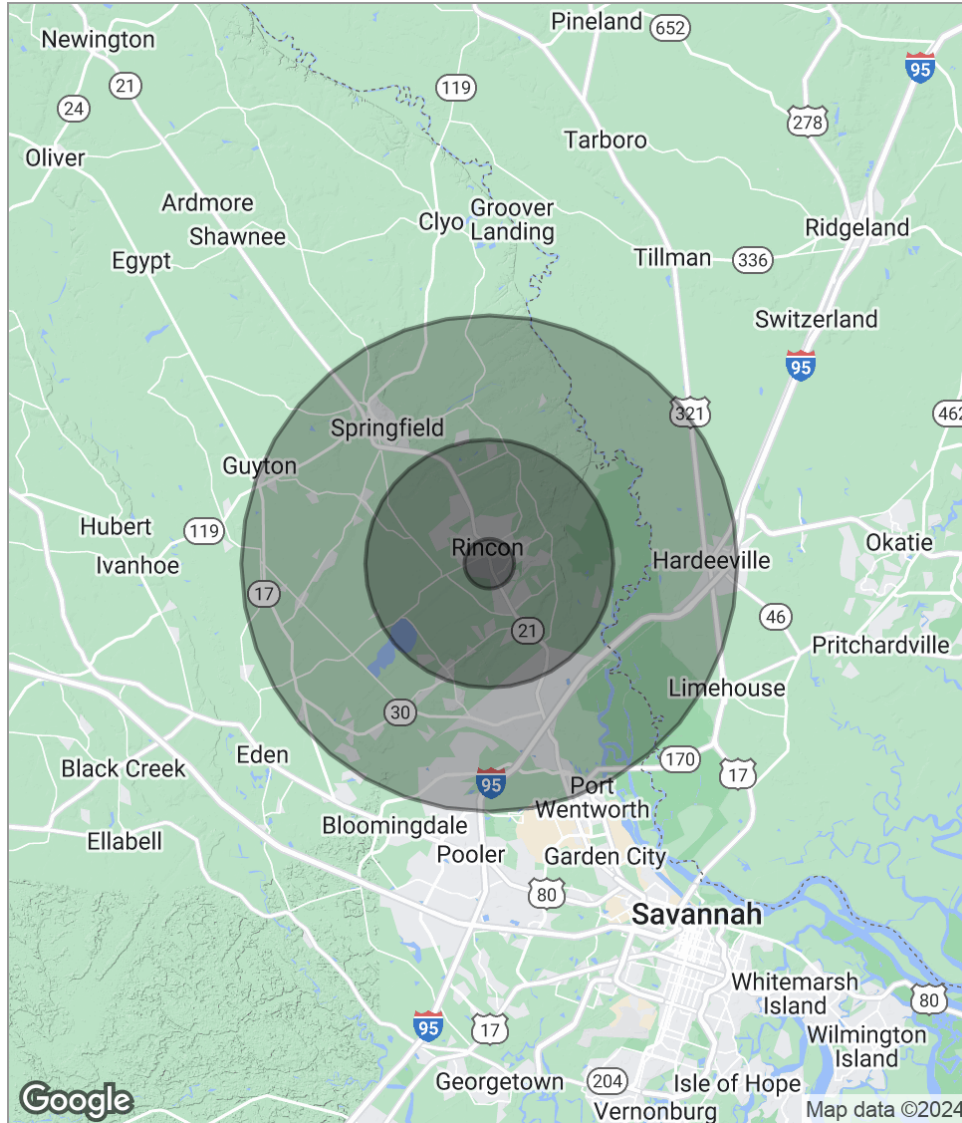


3

DEMOGRAPHICS

251 GA Highway 21
Rincon, GA 31326

Demographics Map



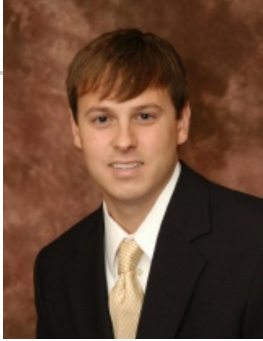
POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,878	19,153	51,074
Median age	33.6	34.2	34.3
Median age (Male)	31.9	33.5	34.2
Median age (Female)	34.1	34.2	33.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	656	6,546	17,453
# of persons per HH	2.9	2.9	2.9
Average HH income	\$67,450	\$71,851	\$69,639
Average house value		\$189,373	\$191,416

* Demographic data derived from 2020 ACS - US Census

4 ADVISOR BIO & CONTACT

251 GA Highway 21
Rincon, GA 31326

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]