

Publix #1256 - The Market at Rice Hope

7936 GA Highway 21
Port Wentworth, GA 31407
Lat 32.206, Long -81.200

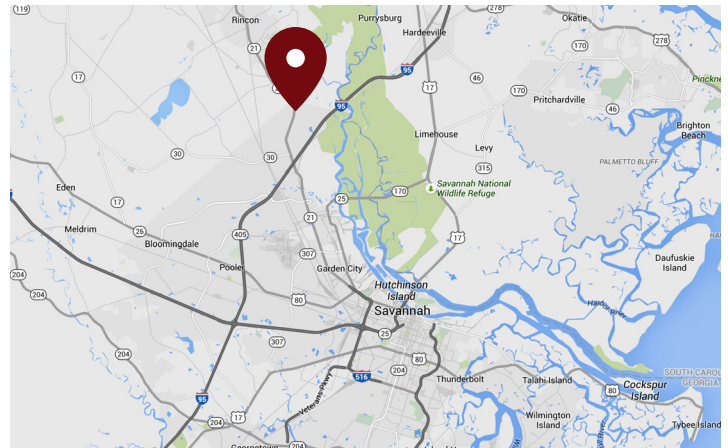
GROUND LEASE



3 OP'S AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center Located on the Busy 4-Lane Highway 21, Which is the Primary Commuter Corridor for Port Wentworth and Rincon Residents into Savannah and Pooler
- Located in Booming Chatham County Where the Population and Workforce Has Doubled in the Past 10 Years and Expected to Continue
- Strategically Positioned at the Entry of Rice Hope Plantation, a Master Planned Community Entitled for Over 4,500 Residential Units Offering a 35-acre Lake for Fishing and Kayaking, Amphitheater, Fitness Center and Walking/Biking Trails
- Within 8 Miles from Port of Savannah, the 4th Largest Port in the Country and 7 Miles to Gulfstream Aerospace (13,300 Employees)
- Three Outparcels Available for Ground Lease with Excellent Visibility and Dedicated Access



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,543	10,333	34,854
Daytime Population	2,529	8,750	28,151
Total Households	1,330	3,976	13,254
Avg. HH Income	\$119,773	\$109,933	\$108,943

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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Crossman & Company

www.crossmanco.com

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SITE PLAN



Suite	Tenant	Size
6	Publix	45,600
1	Rice Hope Liquor	1,200
2	T-Mobile	1,200
3	BenchMark Physical Therapy	1,200
4	Marco's Pizza	1,200
5	Delight Nails	1,200
7	GNC	1,200
8-9	Hanami Japanese Cuisine	2,400
10	Great Clips	1,200
OP1	AVAILABLE	±1.09 AC
OP2	Express Oil Change	±1.09 AC
OP3	AVAILABLE	±1.36 AC
OP4	AVAILABLE	±1.36 AC

TOTAL 56,400



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **126,900**

EST. # OF VISITS ANNUALLY

 **660,800**

AVG. VISITS / CUSTOMER

 **5.21**

AVG. LENGTH-OF-STAY / VISIT

 **38 MIN**

TOP 3 DAYS



Sunday
Saturday
Friday

OF VISITS

109,751
109,733
97,319

TOP 3 HOURS



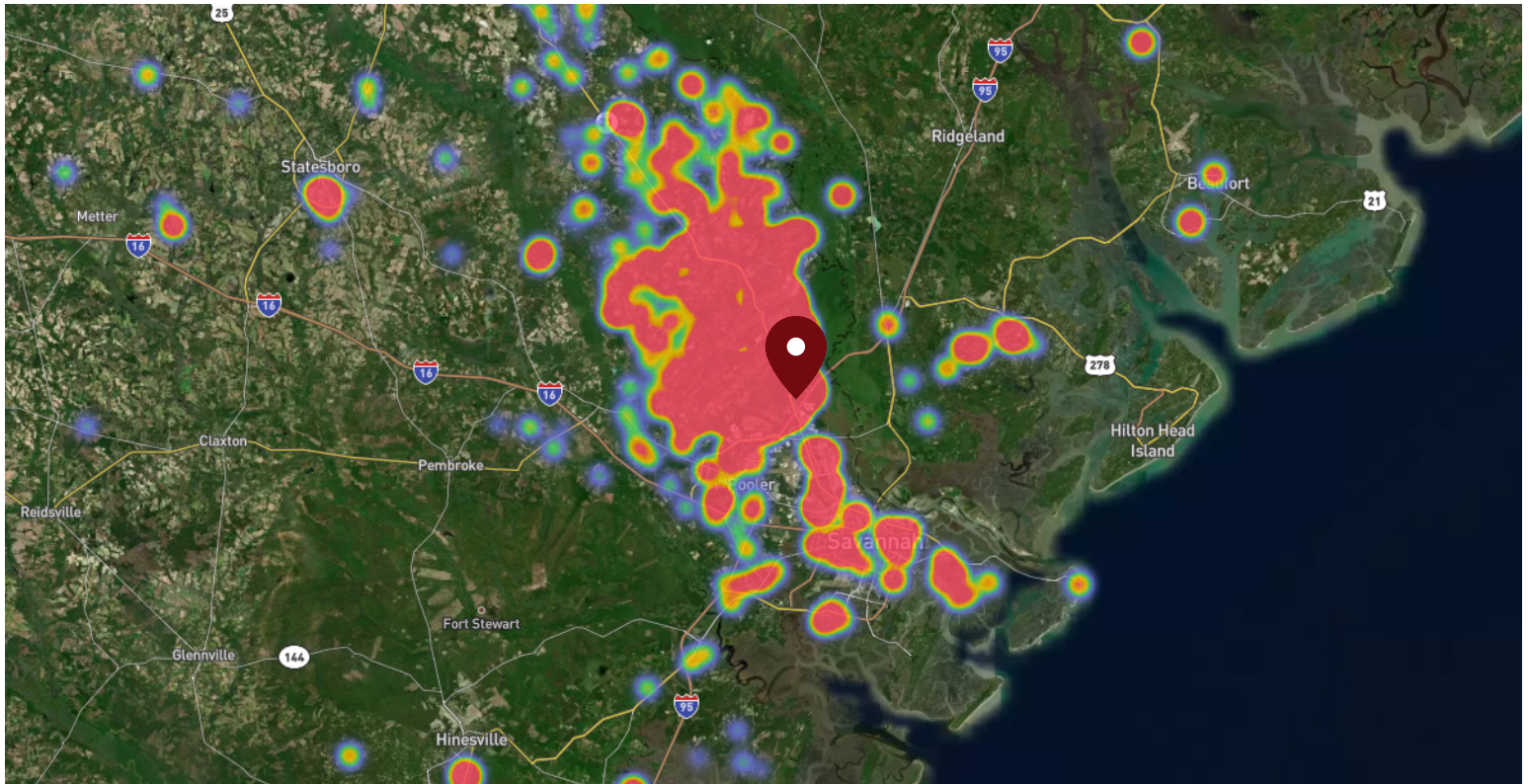
5-6 PM
4-5 PM
3-4 PM

OF VISITS

117,774
111,549
102,922

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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