



FOR SALE

US-21
Rincon, GA 31326

+/- 4.6 AC



AVAILABLE | ± 7.06 AC TOTAL 4.6 AC UPLAND

CONTACT

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NAI Mopper|Benton
1650 E Victory Dr.
Savannah, GA 31410



ABOUT THE PROPERTY

NAI Mopper Benton is pleased to exclusively offer for sale this ±7.06 total acre and +/- 4.6 AC upland Business Commercial-zoned development opportunity located along the highly trafficked US-21 corridor. The property benefits from exceptional frontage and visibility, with traffic counts exceeding 50,000 vehicles per day, making it well-suited for a variety of commercial, retail, or mixed-use development concepts.

Strategically positioned within the Rincon submarket, the site is surrounded by rapidly expanding residential rooftops and continued industrial and port-related growth throughout Effingham County and the greater Savannah MSA. Nearby markets including Pooler, Port Wentworth, Hardeeville, and Springfield continue to experience strong population growth, new housing starts, and increased retail demand, further strengthening the long-term fundamentals of the corridor.

This offering represents a rare opportunity for developers and investors to acquire a high-visibility frontage parcel in one of the region's fastest-growing trade areas, supported by strong traffic patterns, expanding infrastructure, and sustained economic growth tied to the Savannah logistics and port market.



55K VPD



B-3
Zoning



± 7.06 ACRE
SITE



± 4.6 Acres
Developable



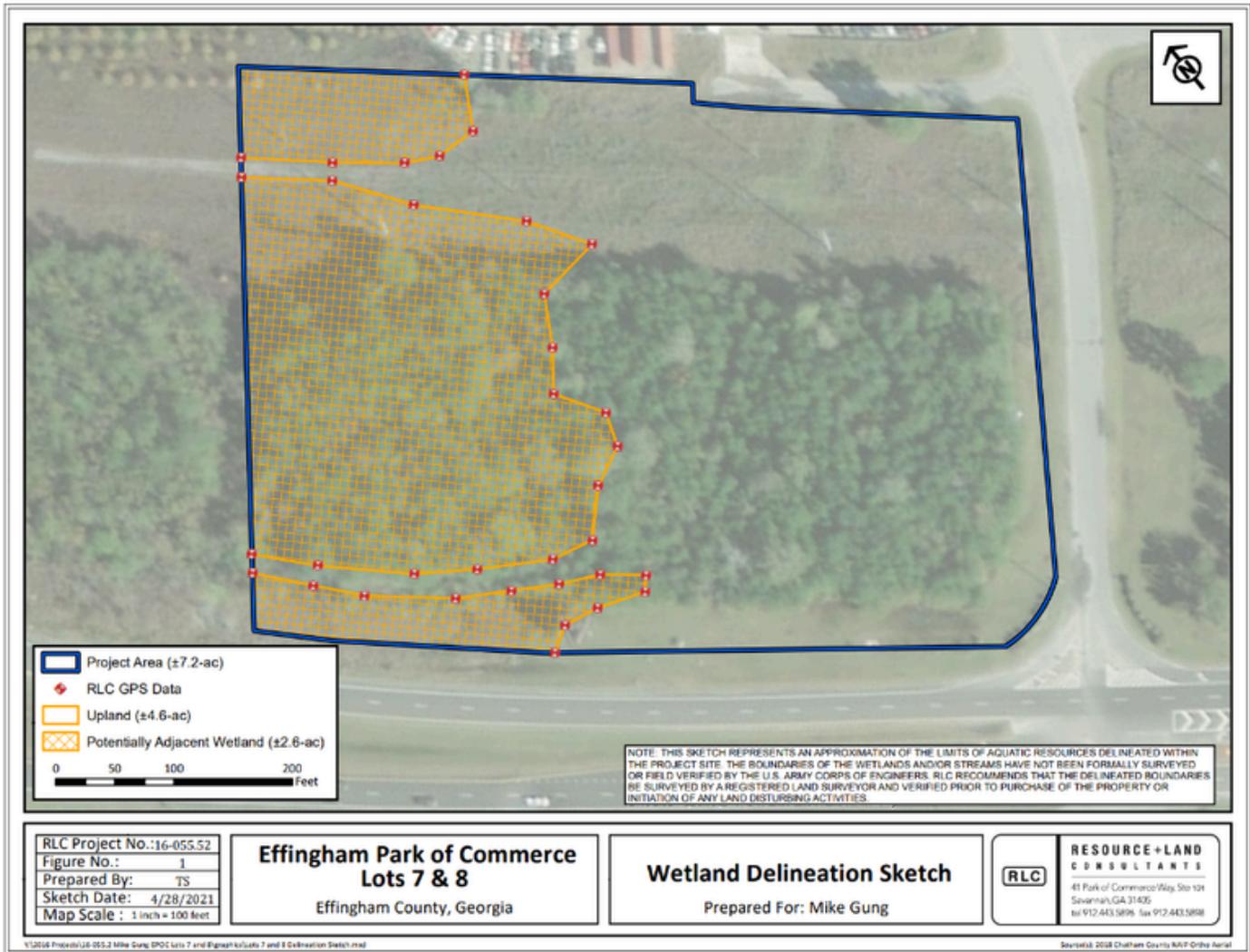
Utilities to
Site

AVAILABLE	Immediately
ZONING	Business Commercial
ASKING PRICE	Please Inquire

AERIALS



WETLANDS





NEARBY TENANTS



FRESH MEX,



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

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PROXIMITY TO NEARBY HIGHWAYS



US-21

55K
Vehicles Per Day

Jimmy DeLoach Pkwy

8 minutes via US-21

I-95

5 minutes via
US-21

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