



The Shoppes of Northridge

Commercial Space Awaits You

This **43000Sqft versatile space** offers an excellent location perfect for any business looking to thrive.





FOR LEASE

1 Capitol Dr Rincon GA 31326

Property Overview

New commercial facility currently under construction in the growing Rincon area scheduled for completion and occupancy in May 2026. Spanning an impressive 43000sqft of which ± 10000 square feet available for lease. This Modern building is designed to accommodate a wide range of commercial uses, office spaces, Retail. The building dimensions are planned to be 380' W x 70' D. It will be delivered as a cold dark shell, available in increments of ± 1400 square feet to a maximum of ± 5600 square feet.

Offering Summary

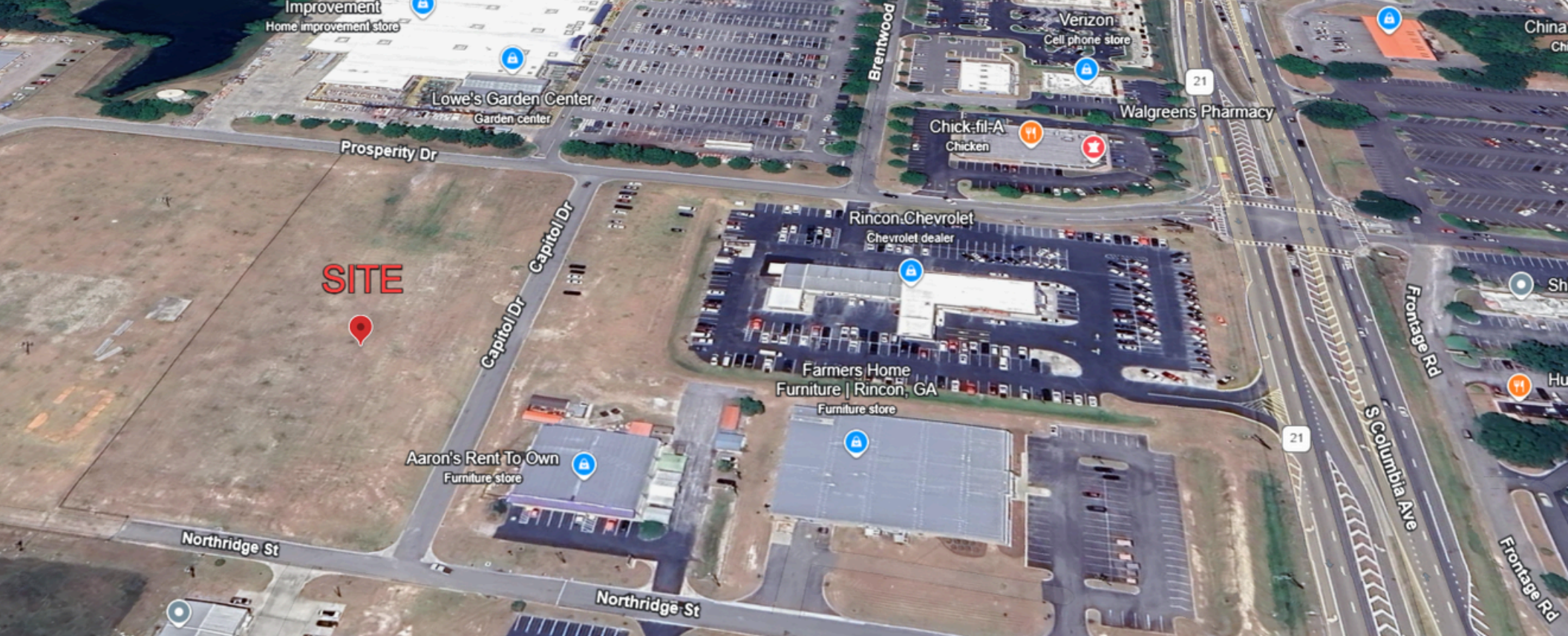
Lease Rate	Call for Lease Rates
Building Size	43,000 SF
Available Sqft	10000 SF
Zoning	G-C
Market	Savannah
Submarket	Rincon
Traffic Count	33000+





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Sai Rani Marapally LIC # 433580
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Demographics

2023 AREA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
 POPULATION	13,609	29,169	87,252
 AVG. HH INCOME	\$79.7K	\$91.9K	\$93.8K
 NO. OF HOUSEHOLDS	4,872	10,413	31,488



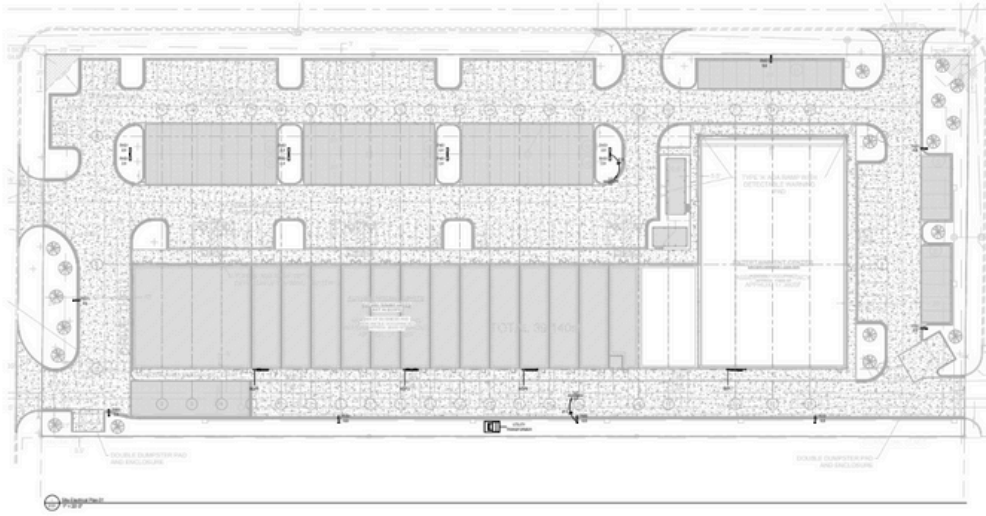
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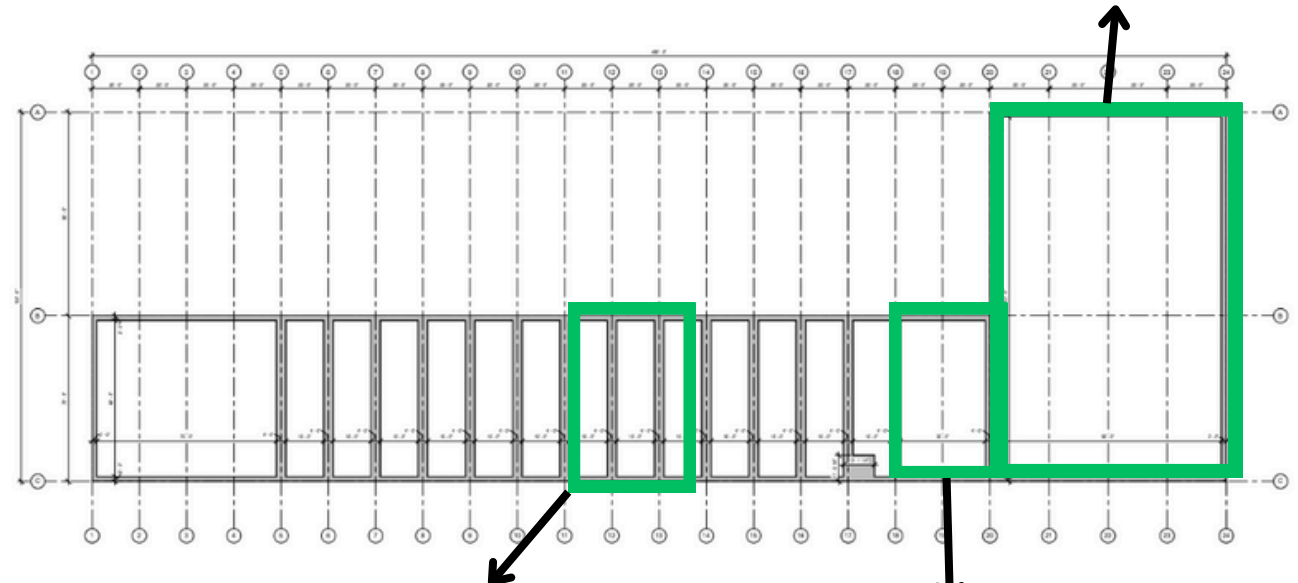


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265 Parking Spaces

Site Plan



Sports Bar & Family Entertainment Centre

Potential Liquor Store

Restaurant - Upscale Steakhouse