



TOWNE PARK WEST - SUITE 103

613 TOWNE PARK WEST - SUITE 103
RINCON, GA 31326

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1 PROPERTY INFORMATION

613 Towne Park West - Suite 103
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Property Summary



OFFERING SUMMARY

Available SF:	1,650 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0 Acres
Year Built:	2007
Building Size:	1,650 SF
Zoning:	GC
Market:	Savannah
Submarket:	Rincon

PROPERTY OVERVIEW

SVN is pleased to offer +/- 1,650 square feet of medical office space for lease at Towne Park West. This multi-tenant brick building was constructed in 2007 and has been very well maintained. The interior office configuration includes a reception/waiting area, 3 exam rooms/offices, large conference room, a break area and 1 restroom. The space is in move-in condition. Shown by appointment only.

LOCATION OVERVIEW

Rincon is located just outside of Savannah in Effingham County and is approximately 5 miles from I-95 at Exit 109 with a strong spending population of 50,000+ residents and an average household income in excess of \$72,000. Rincon's tremendous population growth of 57.6% in the last decade, and the county's impressive growth of 30%, has caught the attention of many national retailers has such as Lowe's, Goody's, Hibbett Sports, Tractor Supply, Walgreen's, Game Stop and DQ. GA Highway 21 is the main thoroughfare in and out of the county. The traffic count is approximately 35,000 vehicles per day.

Complete Highlights

LEASE HIGHLIGHTS

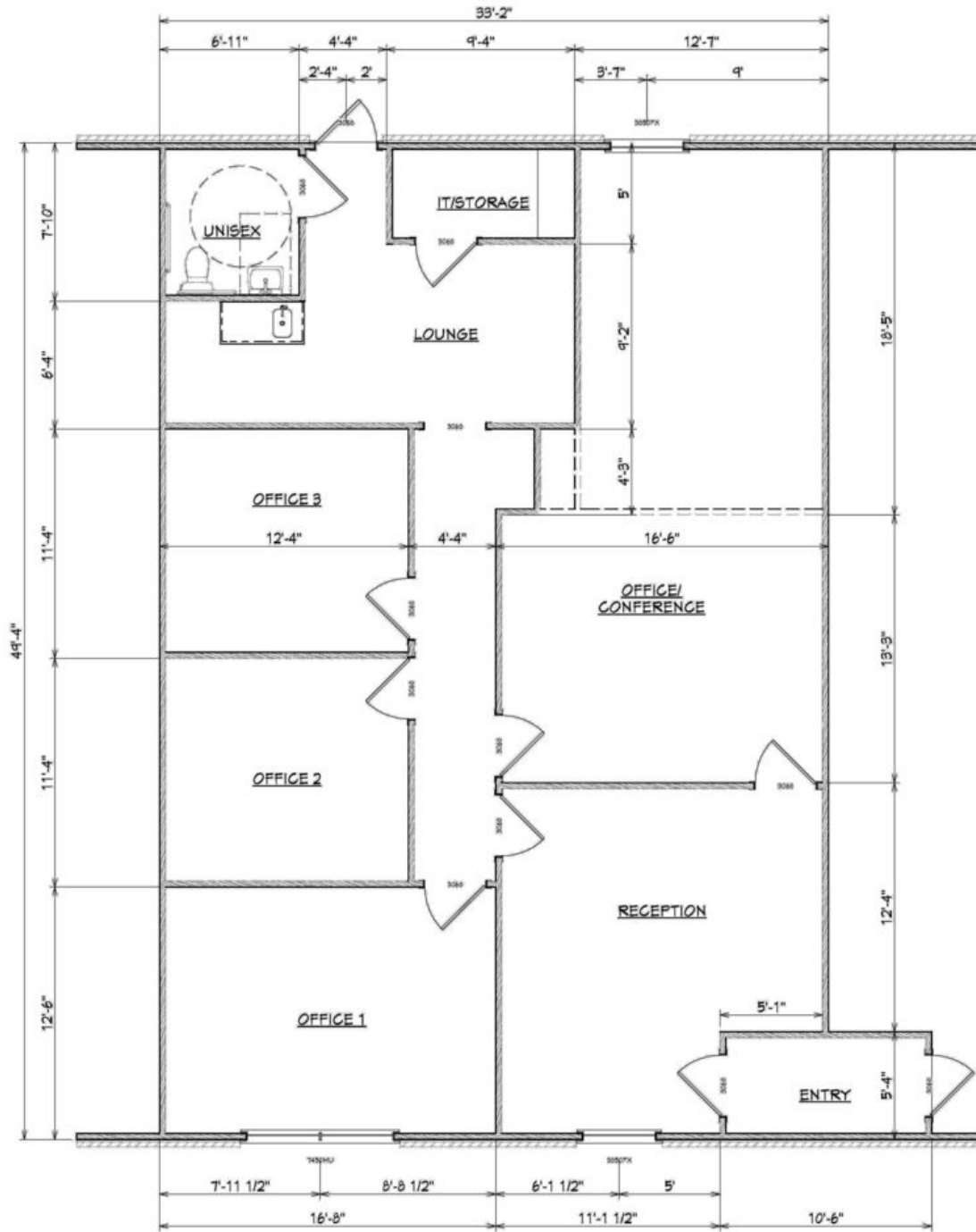
- +/- 1,650 SF of Medical Office
- Towne Park West
- 3 exam rooms / offices; Lobby; Conf. Room
- Built in 2007
- Accessed via Towne Park Drive West; near Highway 21



Additional Photos



Floor Plans



2 LOCATION INFORMATION

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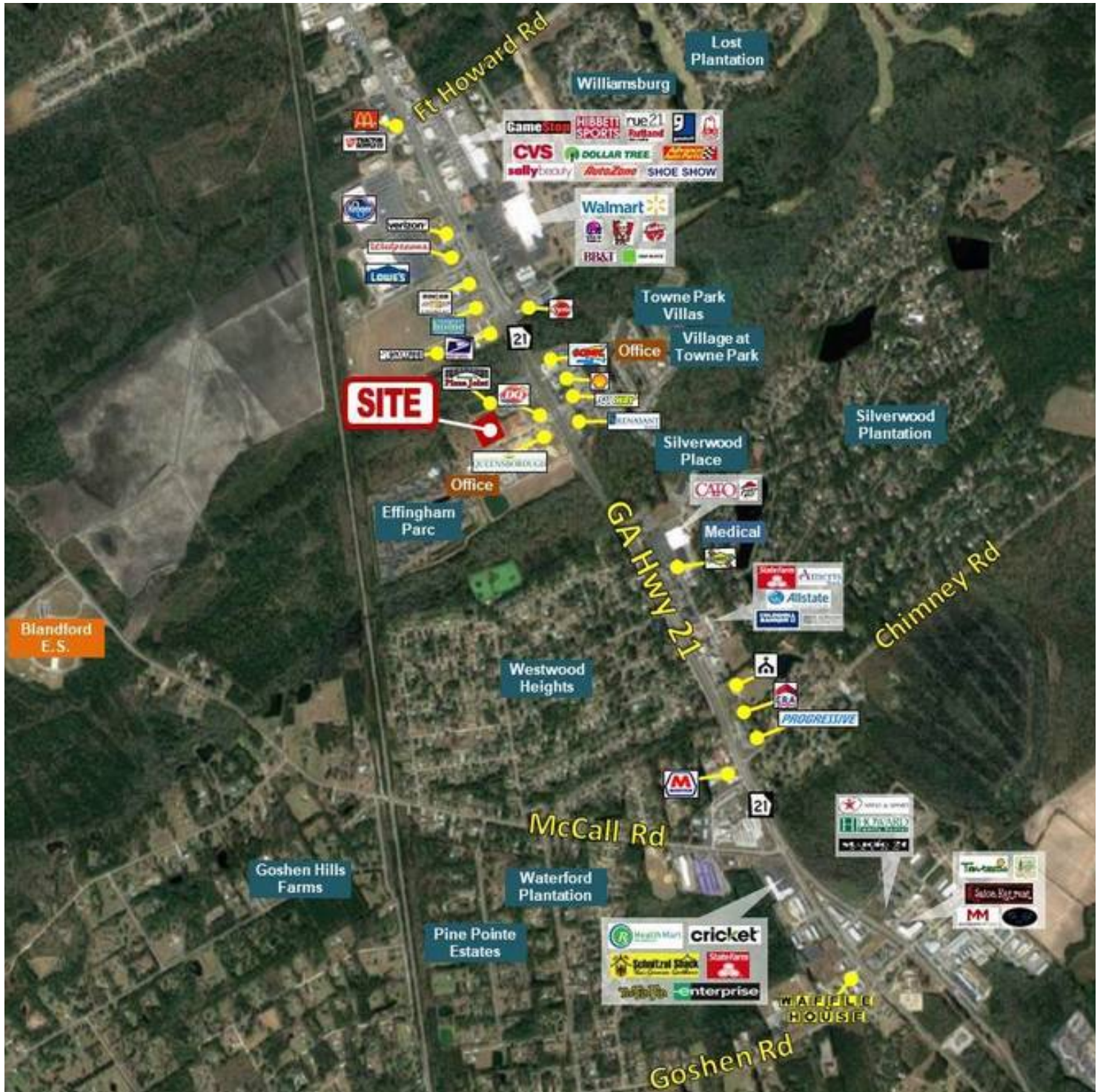
Aerial Map



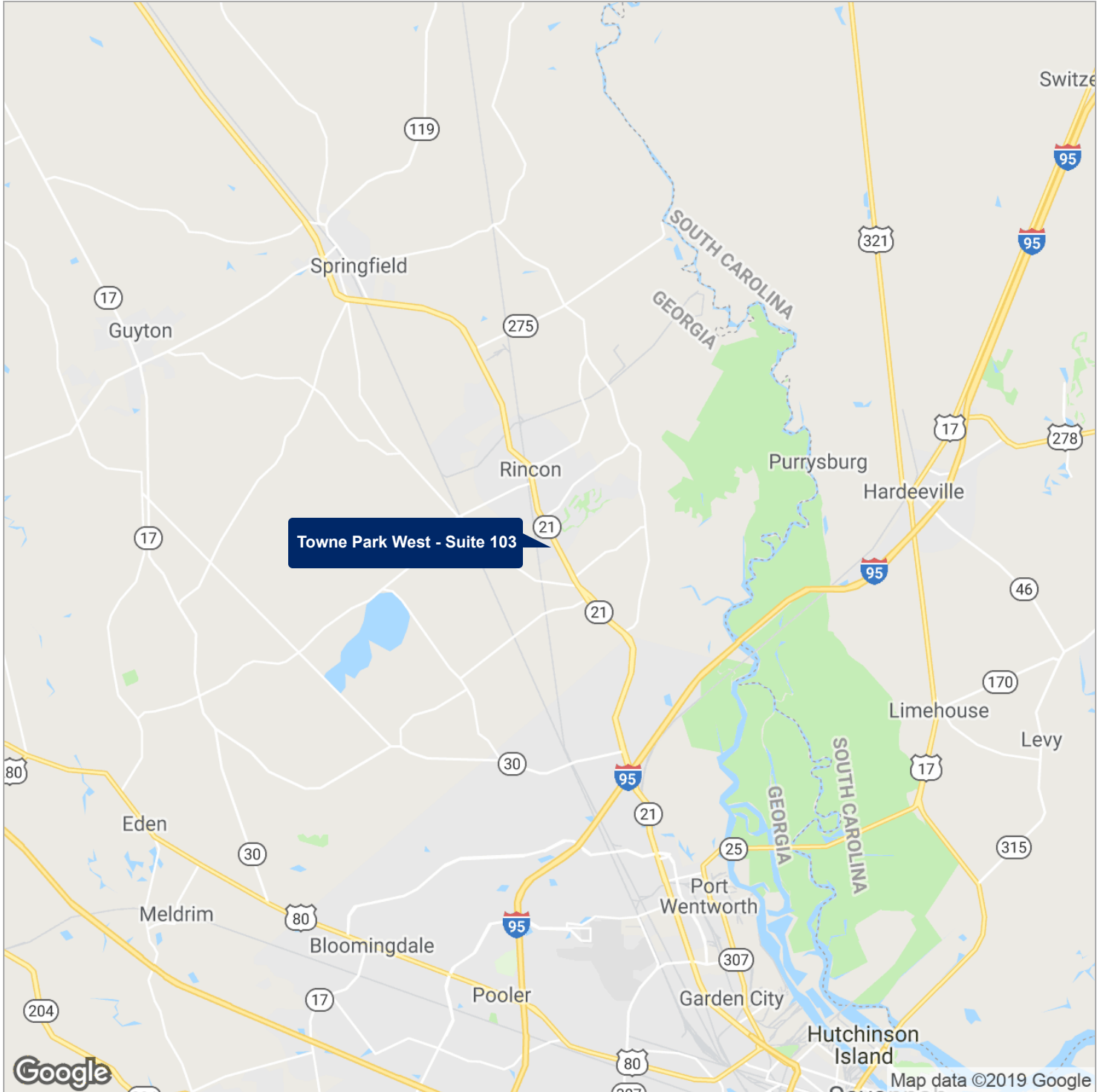
Aerial Map



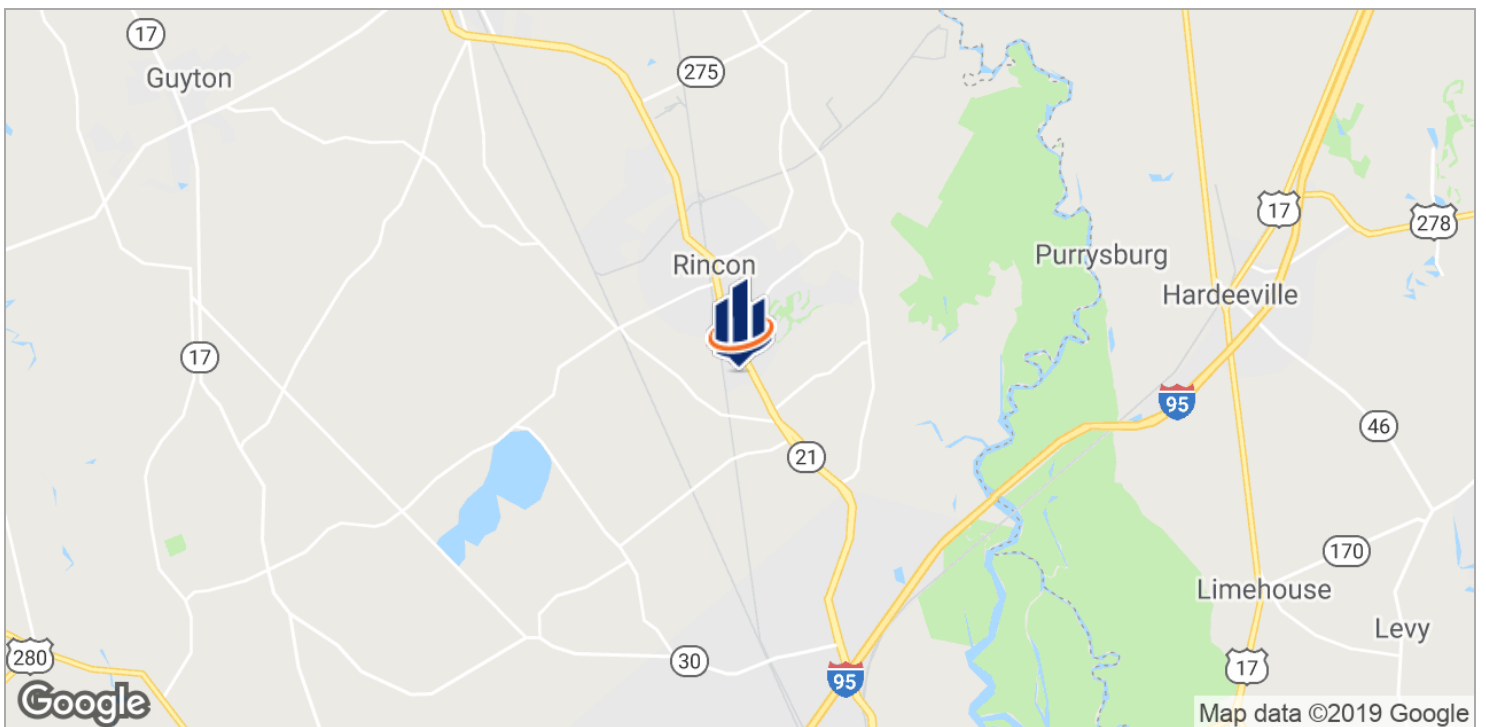
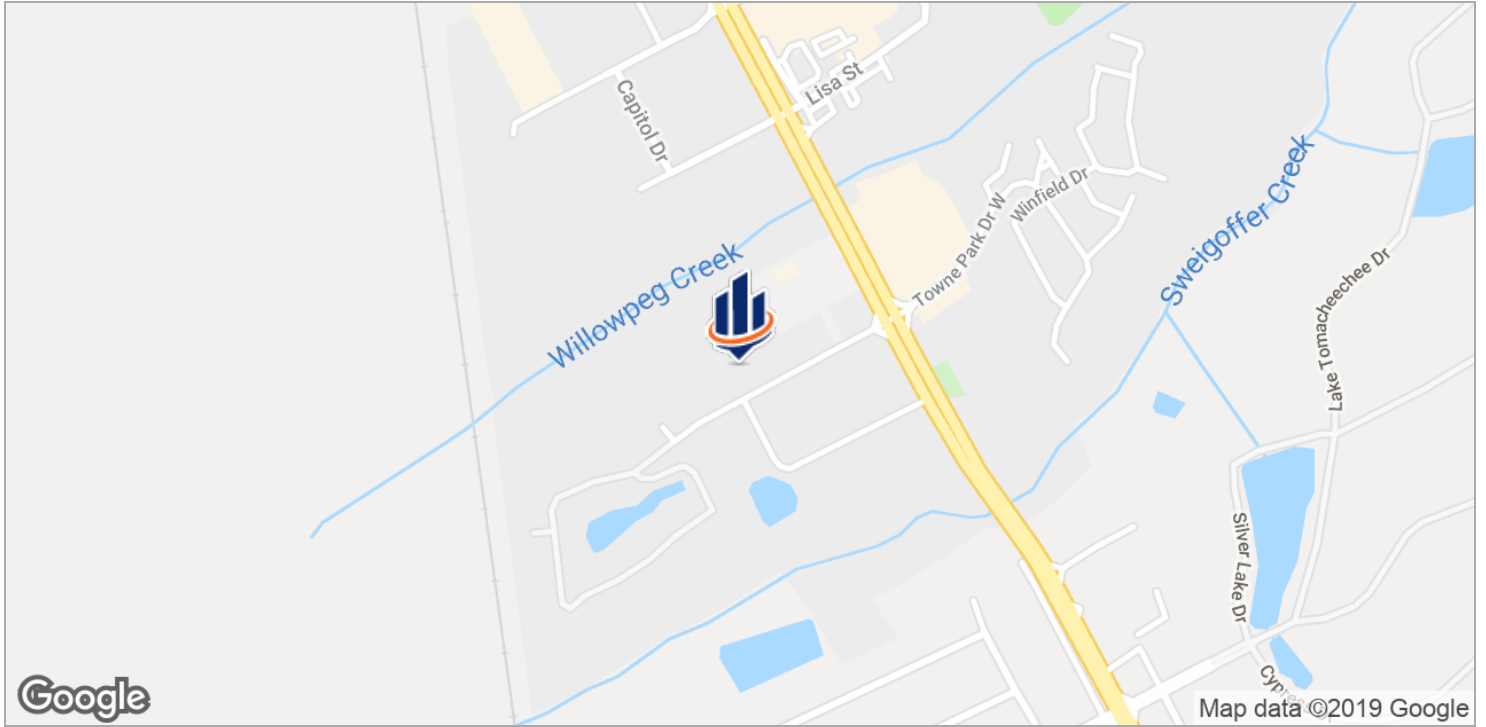
Aerial Map



Regional Map



Location Maps



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DEMOGRAPHICS

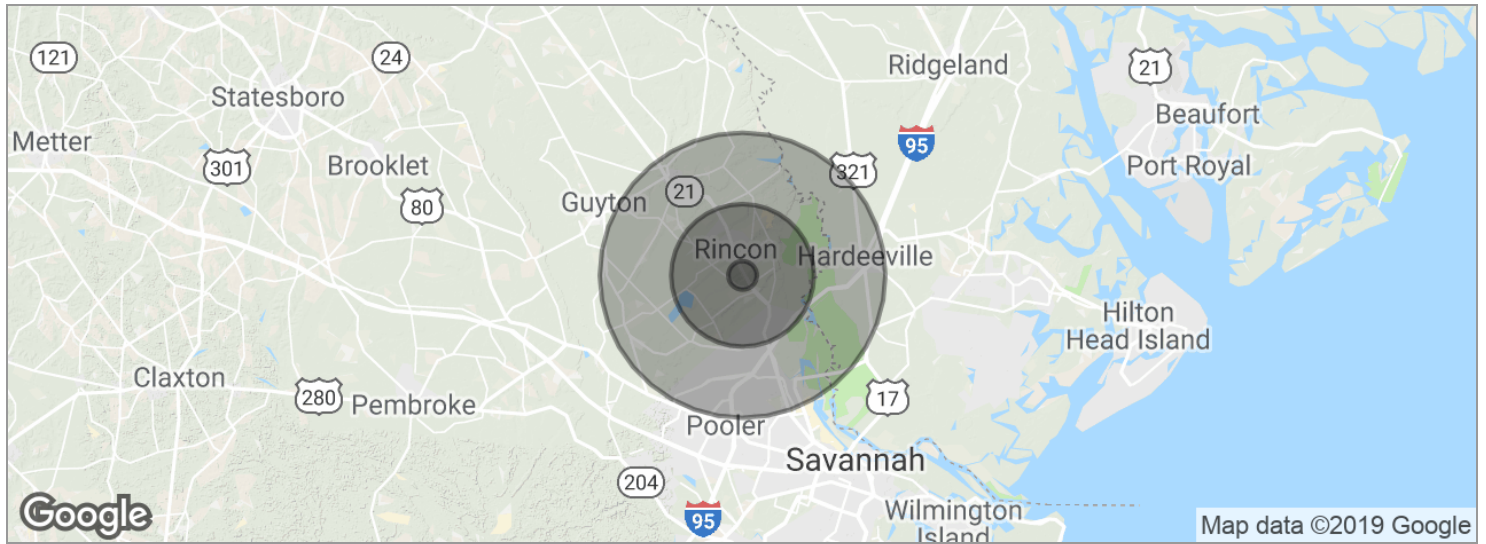
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,098	20,140	53,673
Median age	32.5	33.8	34.1
Median age (male)	31.7	33.1	34.0
Median age (female)	32.5	33.7	33.7
	1 MILE	5 MILES	10 MILES
Total households	376	6,881	18,410
Total persons per HH	2.9	2.9	2.9
Average HH income	\$71,634	\$72,447	\$69,935
Average house value		\$202,687	\$194,932

* Demographic data derived from 2010 US Census

Demographics Map



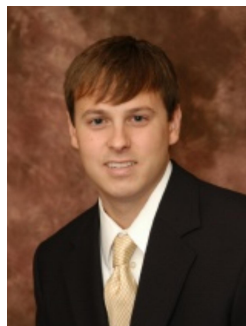
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4 ADVISOR BIOS

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Advisor Bio 1



ADAM BRYANT, CCIM

Partner

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM 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 \$155 million in transaction volume and is a past recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 10 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 in 2018 and continues to serve on its Board of Directors.

EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

SVN | GASC

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