



**FOR LEASE** —  
 608 Towne Park Loop  
 Rincon, GA 31326



**PROPERTY OVERVIEW**

New construction is coming to thriving Rincon, GA, with delivery scheduled for the end of the first quarter of 2025. The +/- 8,174 sq ft center has three units left for lease. The remaining units offer between 1,340 and 2,010 sq ft of space and can be combined for up to 4,824 sq ft. This location is perfect for several businesses, including retail, restaurant, service-based, and medical uses. Conveniently located in Effingham County, this property is in the heart of Rincon, GA, with easy access to Highway 21 and Interstate 95.

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

DAICOMMERCIAL.COM

**DAI COMMERCIAL REALTY**  
**KATIE CHANCY - MANAGING BROKER**

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## PROPERTY HIGHLIGHTS



**+/- \$30 PSF NNN**  
**MIN DIVISIBLE +/- 1,340 SQ FT**  
**MAX CONTIGUOUS +/- 4,824 SQ FT**



**8,174 SQ FT**



**RETAIL, RESTAURANT, OFFICE, MEDICAL**  
**UNITS AVAILABLE: 3, 4 & 5**  
**DELIVERY DATE: END OF Q4 2024**



**34 PARKING SPACES AVAILABLE**



**CENTRALLY LOCATED IN RINCON JUST OFF OF HIGHWAY 21**



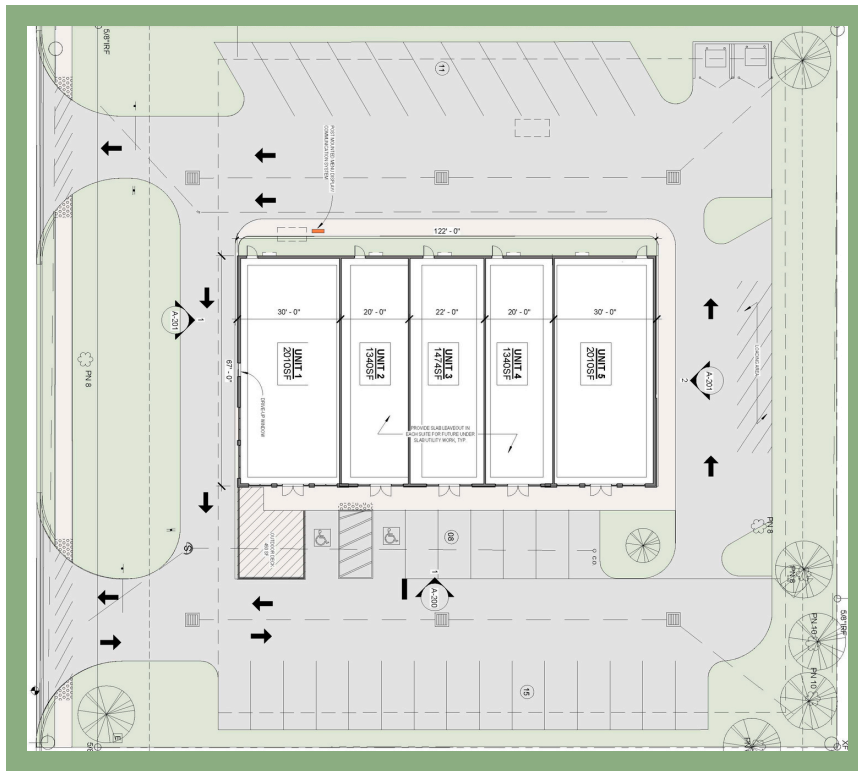
## LOCATION MAP



# PROPERTY RENDERINGS



# PARKING EXHIBIT- 34 PARKING SPACES



**SITE PLAN**

