

MCCALL PLAZA

INLINE RETAIL SPACE AVAILABLE | FOR LEASE

6014 GA HIGHWAY 21 S
RINCON, GA 31326

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1 PROPERTY INFORMATION

6014 GA Highway 21 S
Rincon, GA 31326



Property Summary



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Current CAM:	\$4.75 SF/yr
Building Size:	28,815 SF
Available SF:	6,914 SF
Zoning:	B-3
Market:	Savannah
Submarket:	Rincon
Traffic Count:	36,200
APN:	465-13

PROPERTY OVERVIEW

SVN is pleased to offer inline retail space for lease at McCall Plaza, a nicely built retail center with a prominent location at the signalized intersection of GA Highway 21 and McCall Road in Rincon. Suite F&G is $\pm 6,914$ square feet in size (approximately 84' x 83') and will be delivered with an open showroom including a drop ceiling as well as a conditioned storage and distribution area with overhead door. Additionally, there are multiple offices and storage rooms located throughout. This would be an excellent opportunity to quickly join other vibrant businesses including Enterprise Rent-A-Car, State Farm, Sushi Hana, Romano's, Tin Fin Restaurant and Towne Pharmacy. The plaza has attractive suite entrances, professional landscaping, abundant parking, multiple points of access, and prominent frontage and visibility on GA Highway 21.

LOCATION OVERVIEW

Rincon is located within the Savannah MSA in Effingham County and is approximately 5 miles from I-95 at Exit 109 with a strong spending population of 71,000+ residents and an average household income in excess of \$106,000 within 5 miles of the property. Rincon's tremendous 20-year population growth of 144.2%, and Effingham County's impressive growth of 30%, has caught the attention of many national retailers such as Lowe's, Kroger, Walmart, Planet Fitness, Tractor Supply, Walgreen's and Chick-Fil-A. GA Highway 21 is the main thoroughfare in and out of the county with traffic counts exceeding 36,000 vehicles per day.

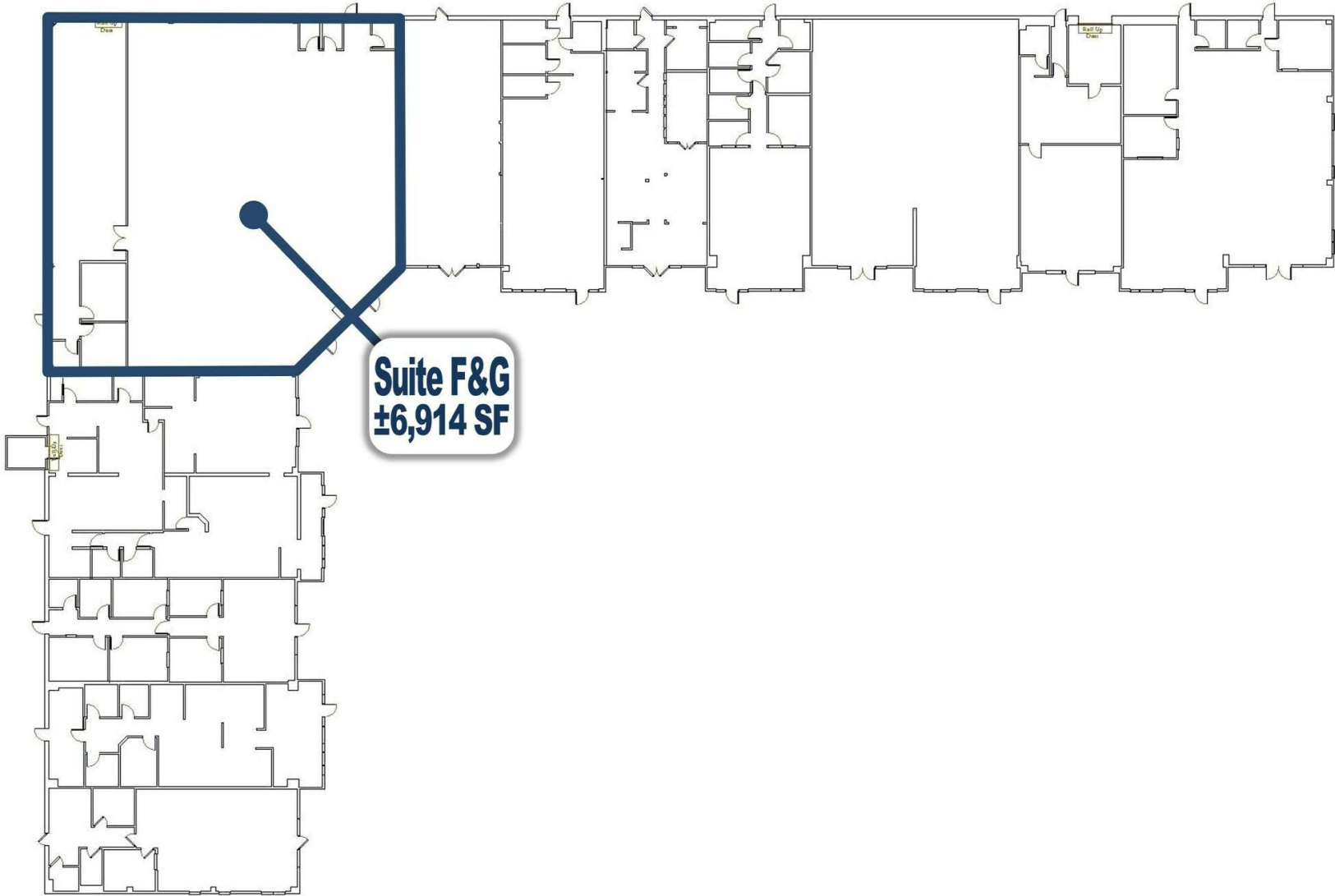
Complete Highlights



PROPERTY HIGHLIGHTS

- McCall Plaza | Inline Retail Space Available | For Lease
- ±6,914 SF (84' x 83') with Open Front Showroom | Multiple Offices
- Rear Area with Conditioned Storage/Distribution & Overhead Door
- Other Businesses Include: Enterprise, State Farm, Towne Pharmacy, Sushi Hana
- Located on GA Hwy 21 with Prominent Visibility; Traffic Counts: 33,000+ VPD
- Within Savannah MSA; High-Growth Effingham County; 5 Miles to I-95

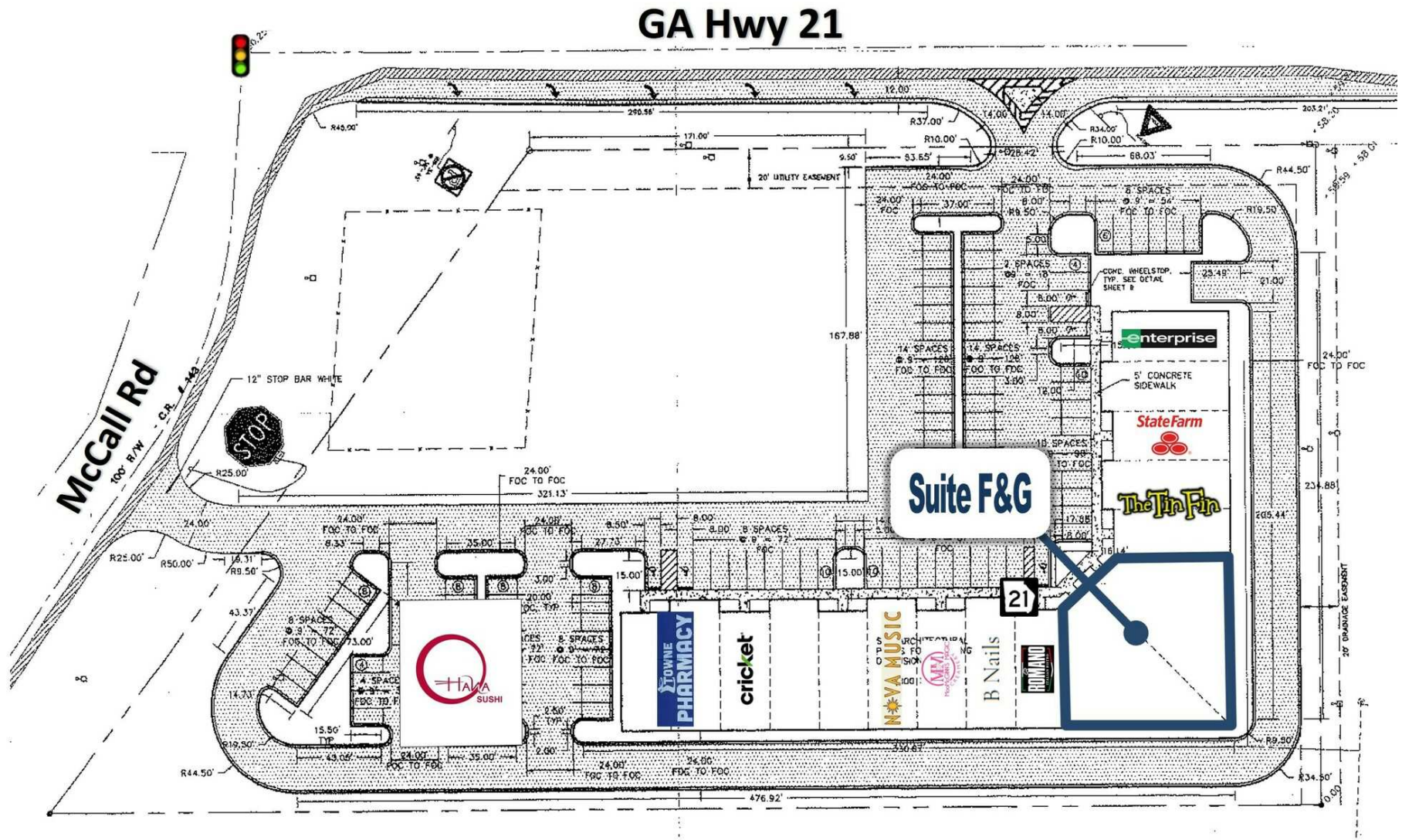
Building Floor Plan



Suite F&G | Interior Photos



Site Plan



2 LOCATION INFORMATION

6014 GA Highway 21 S
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Bird's Eye View



Bird's Eye View



Aerial View | East



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Aerial View | West

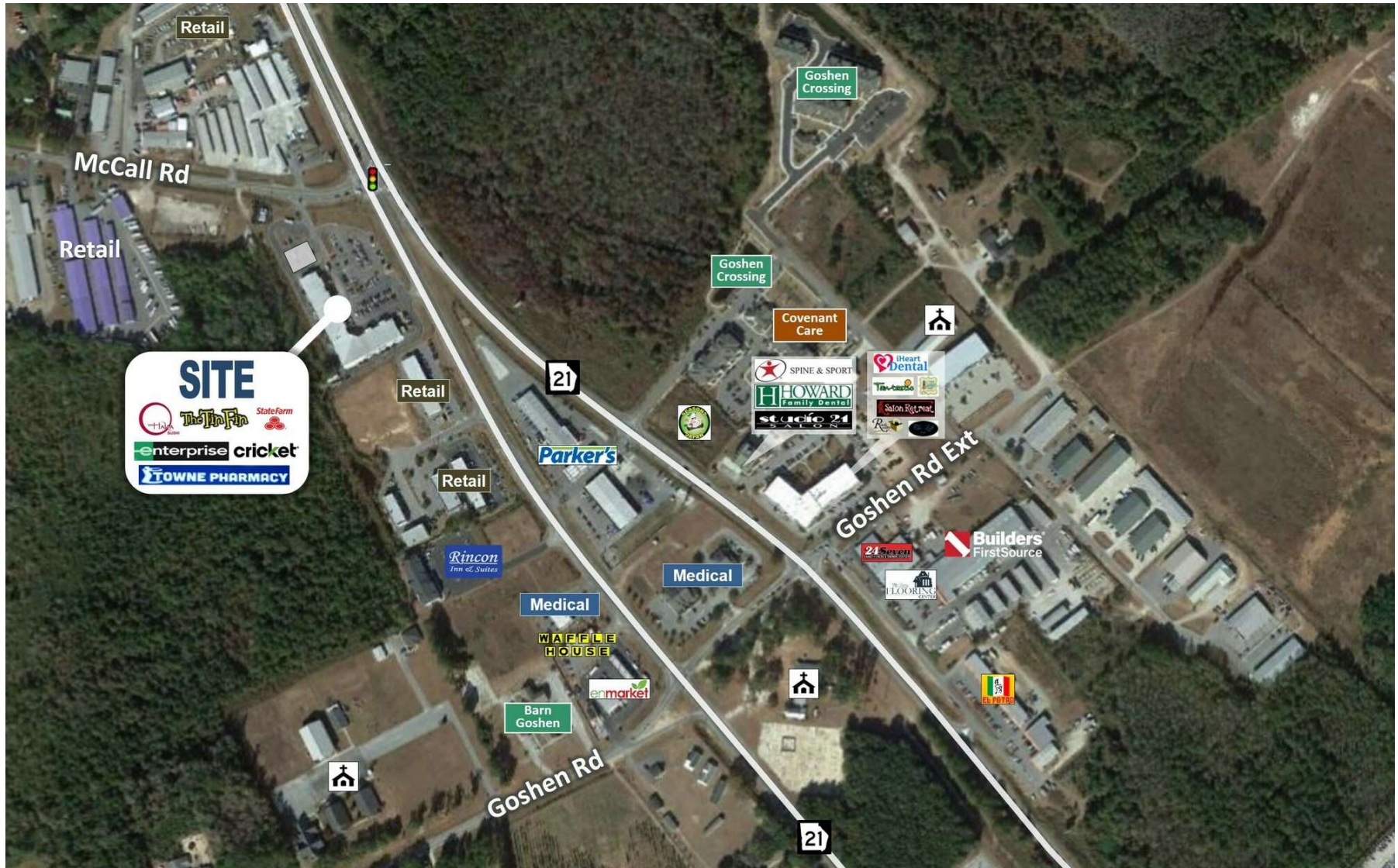


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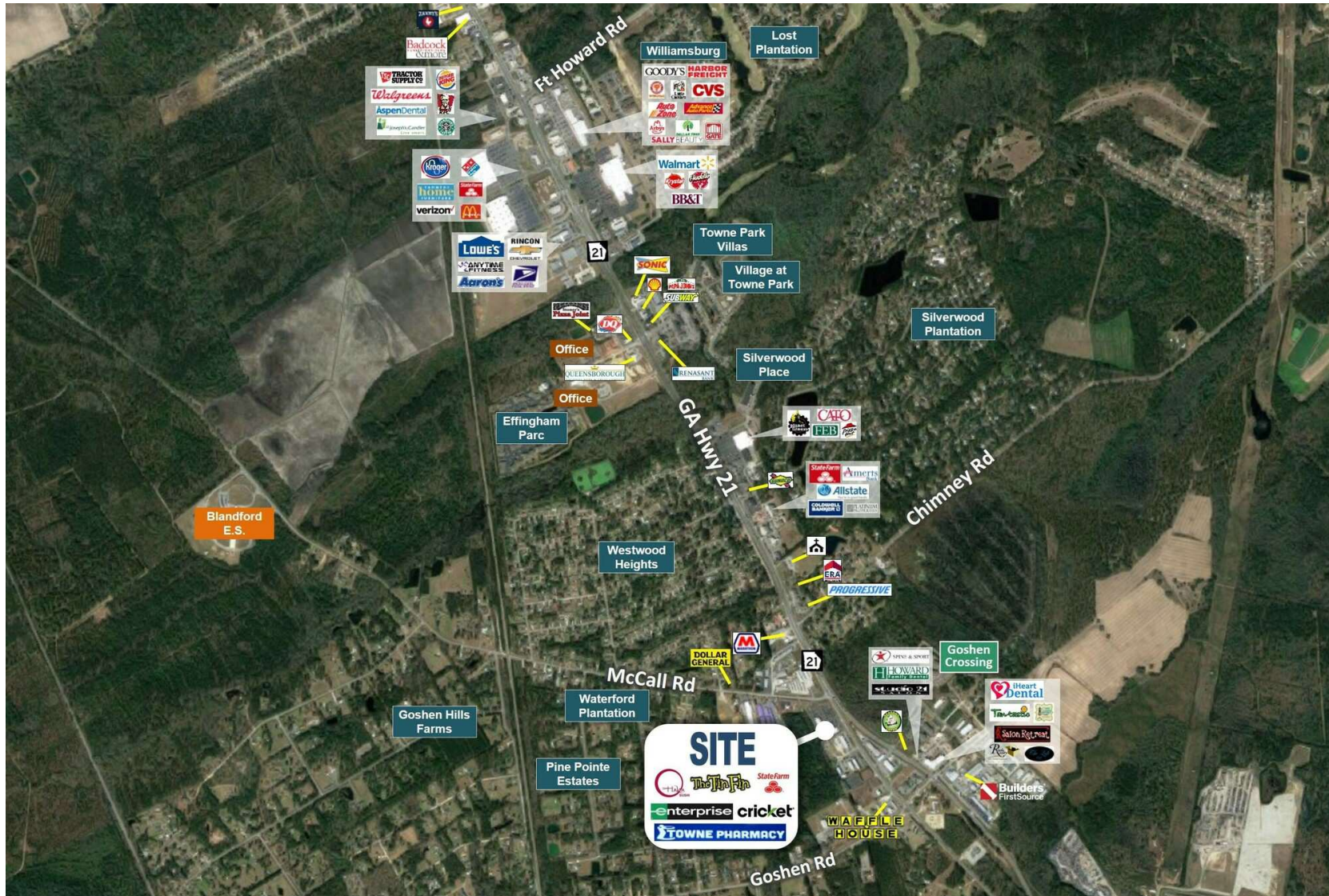
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Aerial | GA Hwy 21 & McCall Rd



Aerial | Rincon

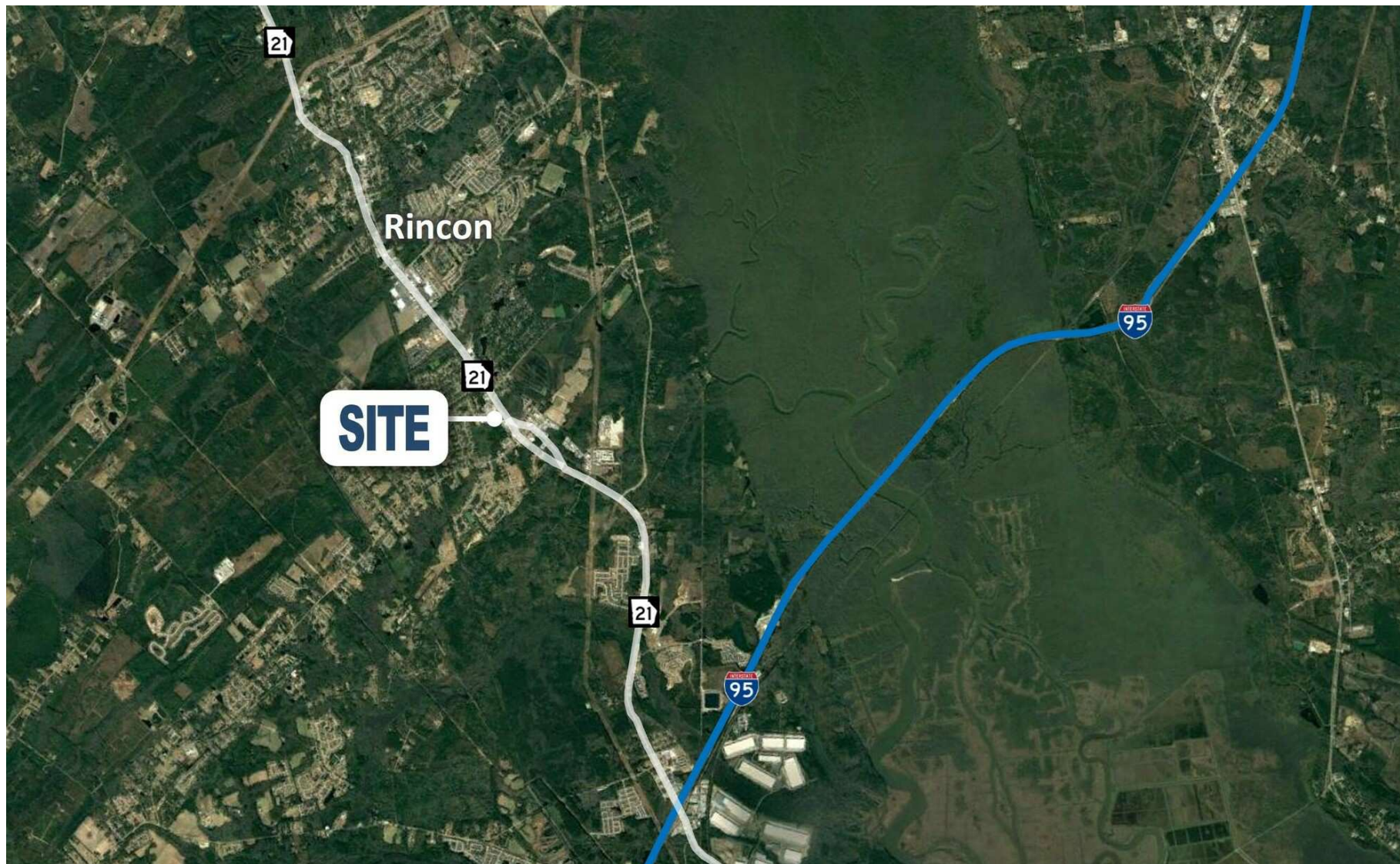


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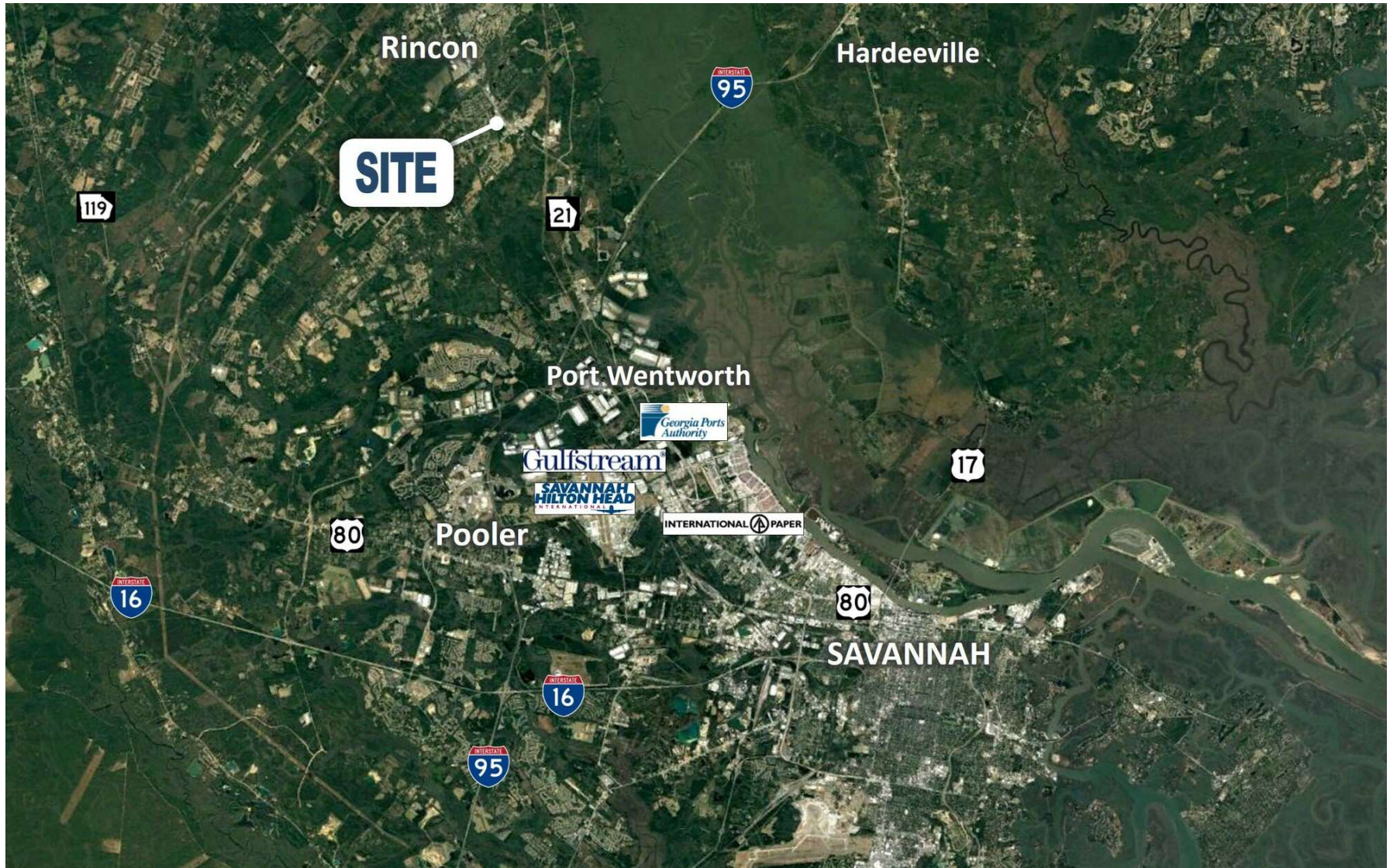
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Aerial - I-95



Aerial - Savannah MSA



Location Maps



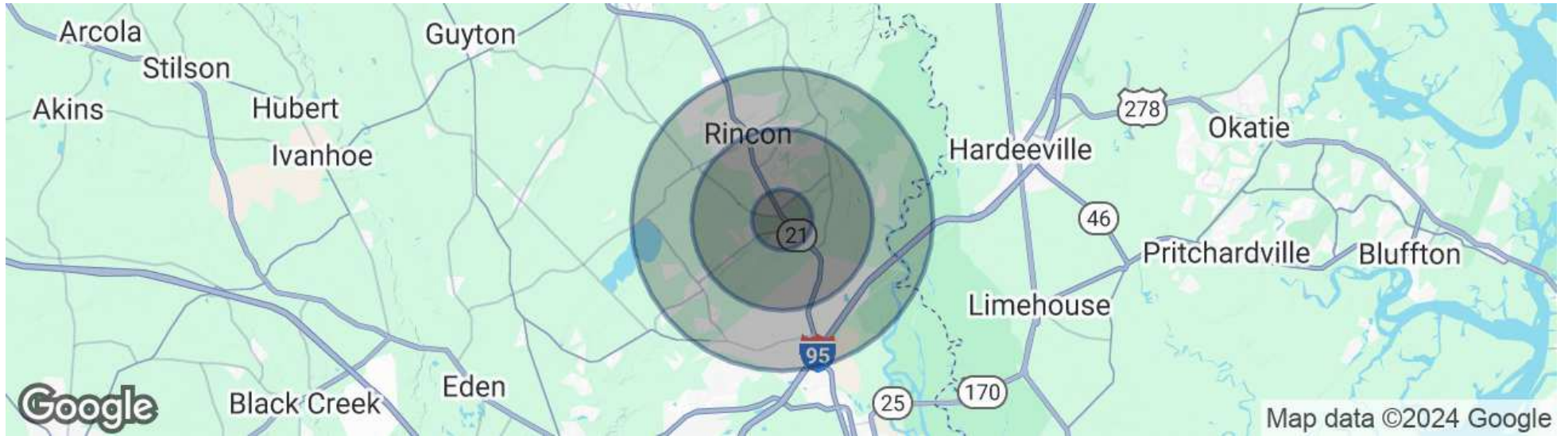
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DEMOGRAPHICS

6014 GA Highway 21 S
Rincon, GA 31326



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,855	17,646	34,961
Average Age	39	38	37
Average Age (Male)	38	36	36
Average Age (Female)	39	39	37

HOUSEHOLDS & INCOME

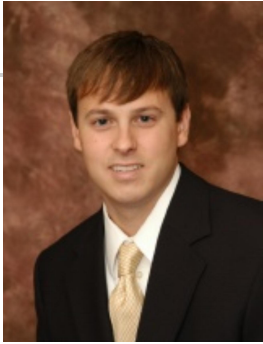
	1 MILE	3 MILES	5 MILES
Total Households	1,130	6,617	12,861
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$93,744	\$98,597	\$106,151
Average House Value	\$220,612	\$260,435	\$274,329

Demographics data derived from AlphaMap

4 ADVISOR BIO & CONTACT

6014 GA Highway 21 S
Rincon, GA 31326

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR 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 \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 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.

EDUCATION

-Master of Business Administration [MBA] - Georgia Southern University
-Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]

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