

RINCON, GA 31326

- 16,000 SF retail strip center under development.
- Located in the heart of Rincon's retail corridor
- Strategically positioned near well-performing traffic generators (Walmart Supercenter & Kroger Marketplace), and employment centers.
- Excellent access and visibility
- Preleasing suites from 2,000 - 16,000 SF.

VEHICLES / DAY

S. Columbia Avenue (Highway 21)	37,800
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,556	6,507	9,843
Total Population	4,016	17,549	26,964
Average HH Income	\$86,754	\$98,151	\$101,958
Total Businesses	247	682	795
Est. Employees	2,311	5,407	7,325

Google Maps Link



For More Information

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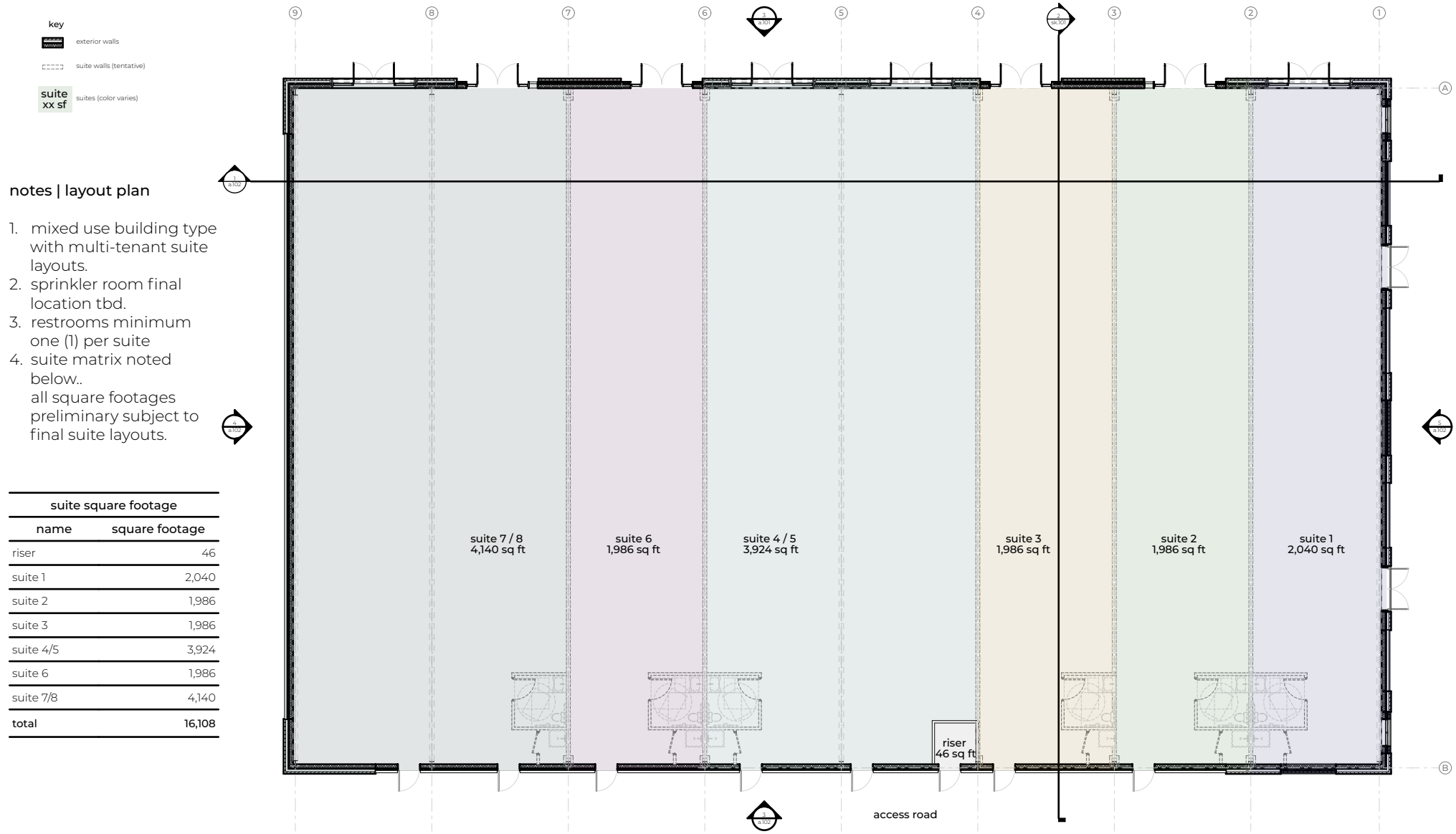
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LOCATION MAP



front elevation (parking)
not to scale



floor suite layout plan
not to scale



birds eye view

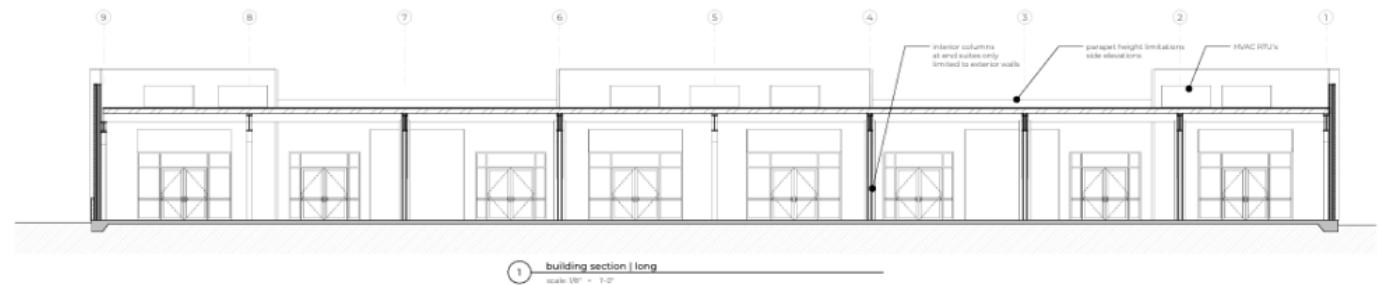
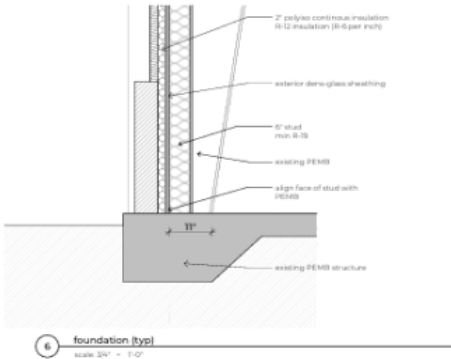
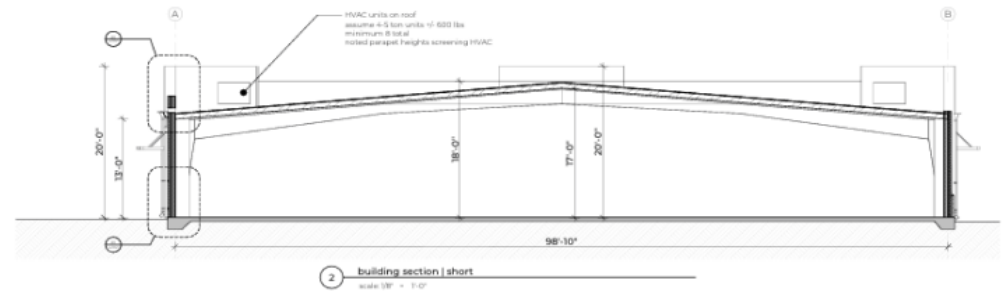
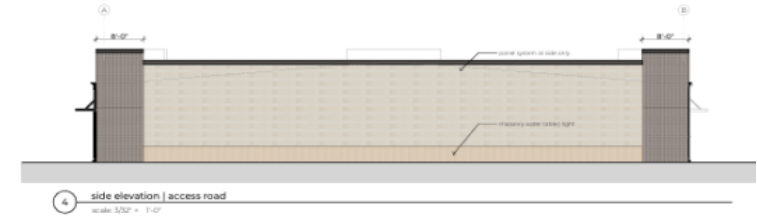
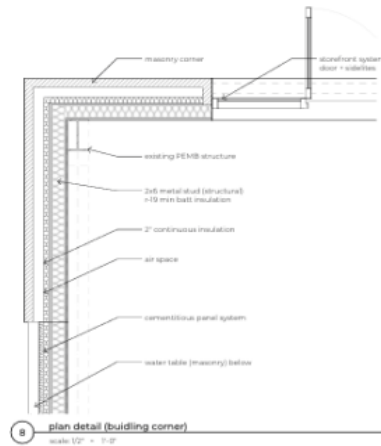
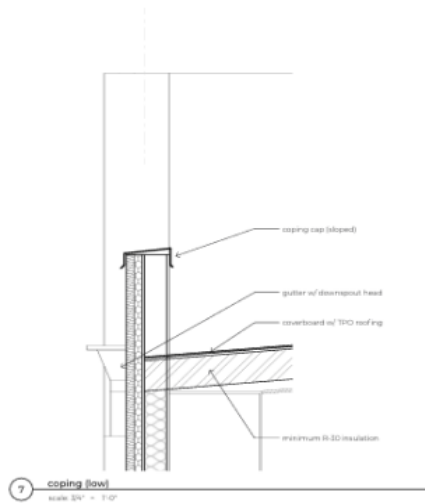
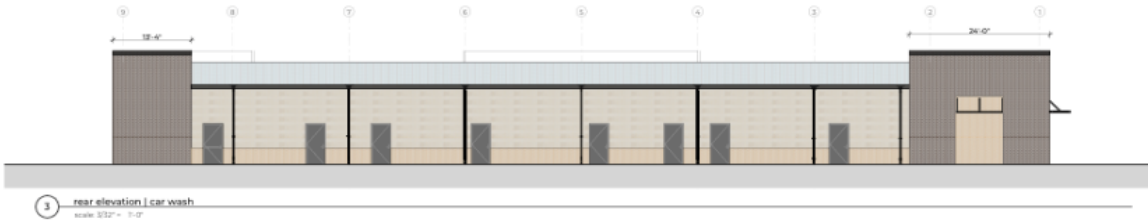


front view



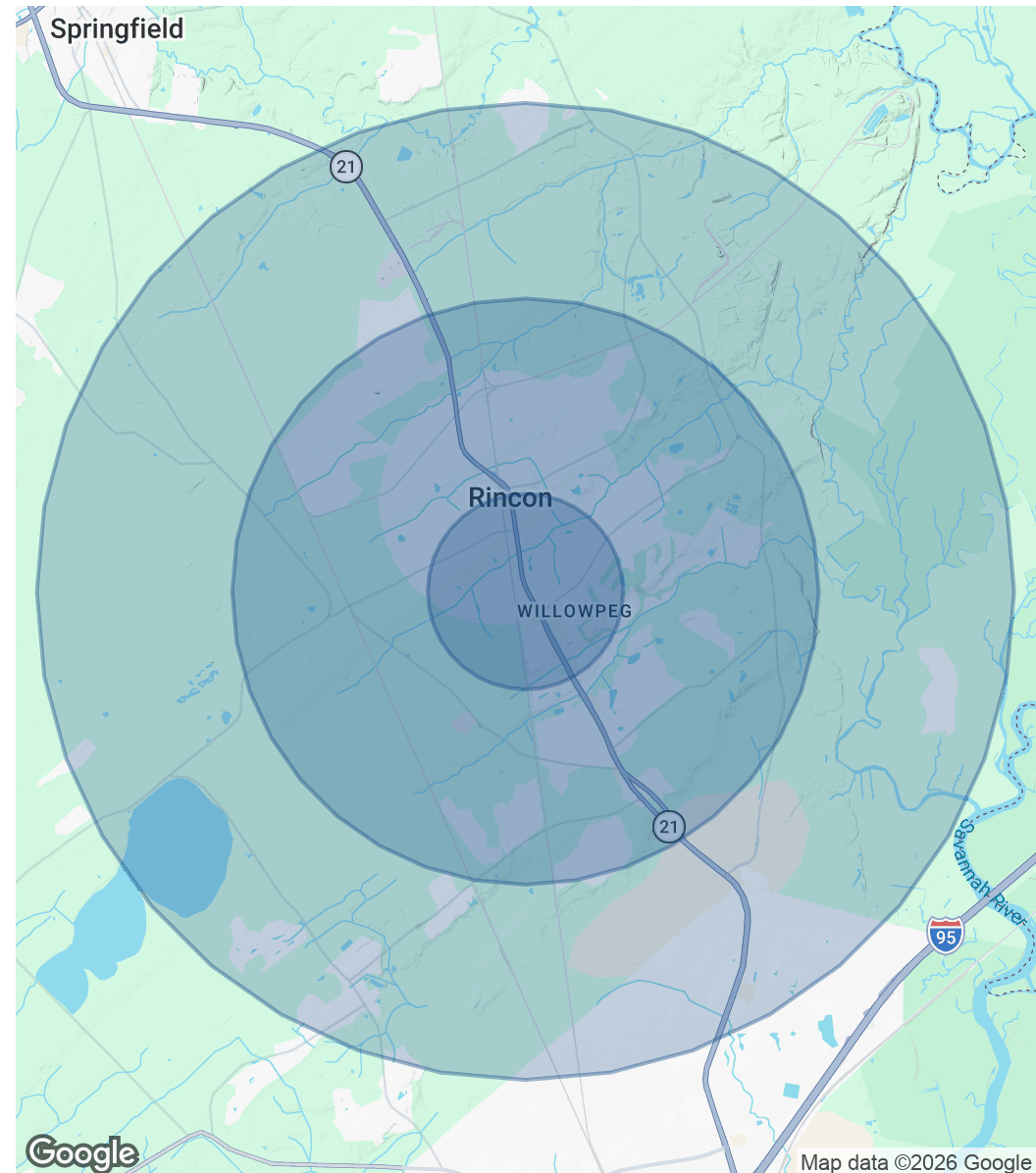
columbia ave view

Storefront Fenestration may be Altered as per Tenant Requests'



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,016	17,549	26,964
Average Age	35.8	36.6	36.7
Average Age (Male)	31.9	33.7	34.4
Average Age (Female)	37.0	37.8	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,556	6,507	9,843
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$86,754	\$98,151	\$101,958
Average House Value	\$221,204	\$248,605	\$258,798

2023 American Community Survey (ACS)



Map data ©2026 Google

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DEMOGRAPHICS MAP & REPORT