

FOR SALE

\$500,000

+/- 0.91 ACRES

Prime Development Lot - Rincon, GA

401 S Columbia Ave, Rincon, GA 31326



Property Summary

The Offering

Pricing: \$500,000

Zoning: B-2

Land Size: 0.91 acres

VPD: 35,000+

Property Overview

Blokk Commercial Real Estate is pleased to present this prime 0.91-acre parcel located on a hard corner with excellent visibility and direct frontage on Highway 21 — a high-traffic corridor with over 35,000 vehicles per day.

The site offers full access and is easily accessible for customers and businesses alike. Just minutes from a major retail corridor, the property is in close proximity to national retailers such as Walmart, Kroger, Chick-fil-A, Lowe's, and others.

Its strategic location, strong traffic counts, and flexible site layout make it an ideal opportunity for QSRs, retail, or service-oriented users looking for maximum exposure and long-term value. The parcels can be sold together or separately depending on buyer needs, offering flexibility for a variety of end uses.

Investment Highlights



Excellent Visibility & Direct Frontage on HWY 21 (35,000+ VPD)



Ideal for QSR, Retail, or Service-Oriented Businesses



Minutes from major retailers: Walmart, Kroger, Chick-Fil-A, Lowe's, and more



Strong Demographics & Traffic in a Growing Market



Prime Hard Corner with Signalized Intersection



Parcels Can Be Sold Together or Individually - Flexible Buyer Options

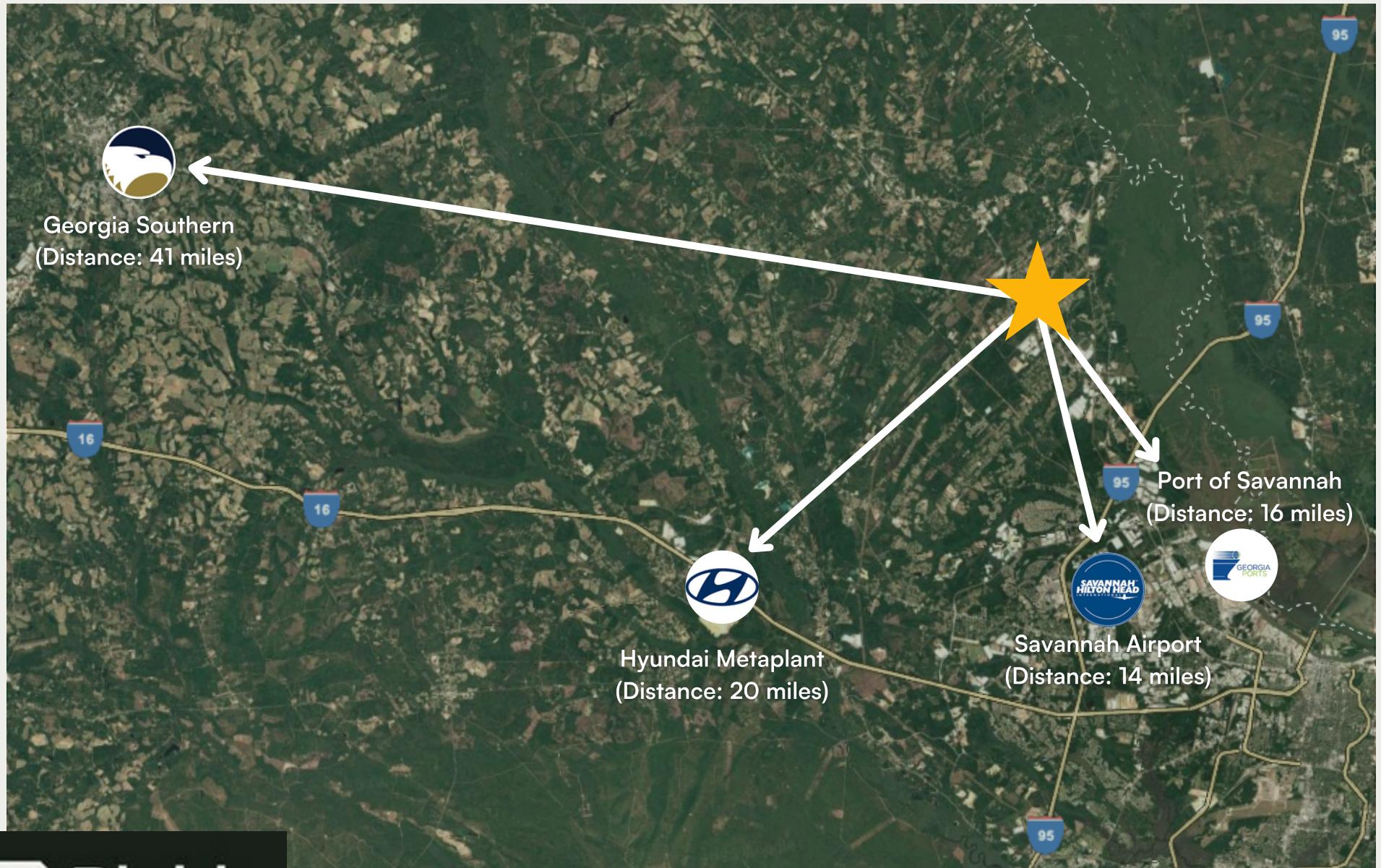
Surrounding Retailers



Site Zoom Overview



Location Overview



Demographics



Population

- 1 mile: 13,123
- 3 miles: 26,823
- 5 miles: 47,537



Household Income

- 1 mile: \$74,132
- 3 miles: \$88,537
- 5 miles: \$91,489



Bio/Contact



Prashant Patel

Associate

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

EDUCATION

Georgia Southern University
College of Business Management

Bio/Contact



TRAVER VLIEM

Associate

traver.vliem@blokkcre.com

912.515.6060

BACKGROUND

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

EDUCATION

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team