

TOWNE PLACE

PRE-LEASING: UP TO ±8,400 SF OF FLEX SPACE

TOWNE PARK WEST
606 TOWNE PARK LOOP
RINCON, GA 31326

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1 PROPERTY INFORMATION

606 Towne Park Loop
Rincon, GA 31326

Property Summary



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/YR, NNN
Building Size:	8,400 SF
Available SF:	2,100 - 8,400 SF
Year Built:	2026
Zoning:	G-C
Market:	Savannah
Submarket:	Rincon
Traffic Count:	36,200
APN:	R4620-009-000

PROPERTY OVERVIEW

SVN is pleased to present Towne Place, a free-standing flex building of $\pm 8,400$ square feet available for lease within Towne Park West in Rincon, Georgia. The site features an architectural design that offers both retail and office presence, complemented by large overhead doors in the rear of the property suitable for storage needs. The building dimensions are planned to be 140' W x 60' D, with completion projected in late 2026. It will be delivered as a cold dark shell, available in increments of $\pm 2,100$ square feet to a maximum of $\pm 8,400$ square feet. With its combination of functional warehouse space and customer-facing amenities, this property is well-suited for a variety of business operations permitted under the General Commercial [GC] zoning ordinance of the City of Rincon. With multiple points of access and abundant parking for employees and visitors already in place, this would be an ideal opportunity to join a cohesive mix of existing medical and retail businesses at Towne Park West, including Surcheros Restaurant, Empire Gym, Wayback Burgers, Small World Learning Center, Queensborough Bank, Superior Fence & Rail and others.

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 73,000+ residents and an average household income of \$94,000 within 1 mile of the property. Rincon's tremendous 20-year population growth of 144.2%, and the county's impressive growth of 30%, has caught the attention of many national retailers such as Lowe's, Kroger, Walmart, Planet Fitness, Tractor Supply, Dunkin Donuts, Walgreens, Chick-Fil-A and Zaxby's. GA Highway 21 serves as the main thoroughfare for the county, with traffic counts of $\pm 36,200$ vehicles per day.

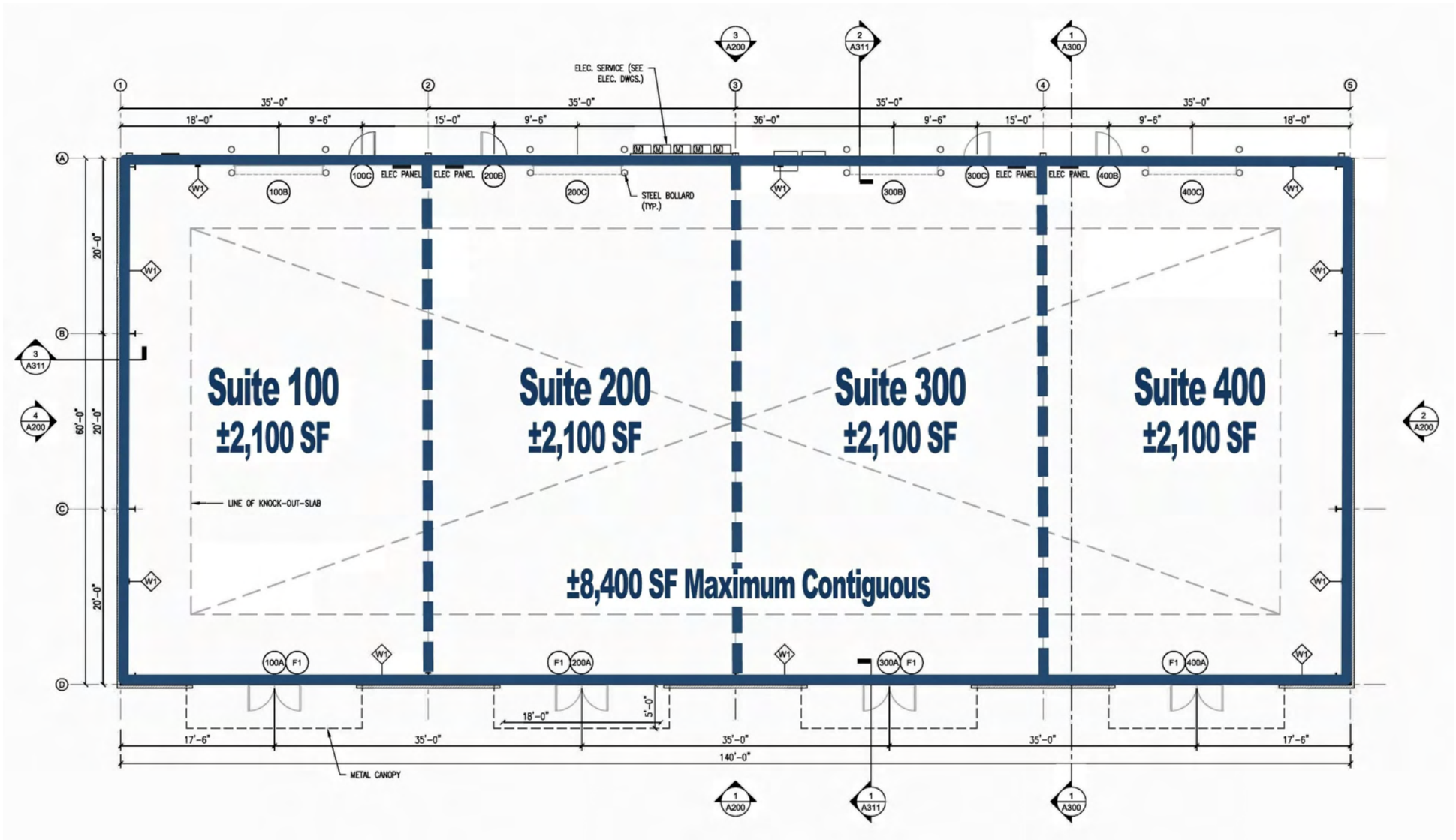
Property Highlights



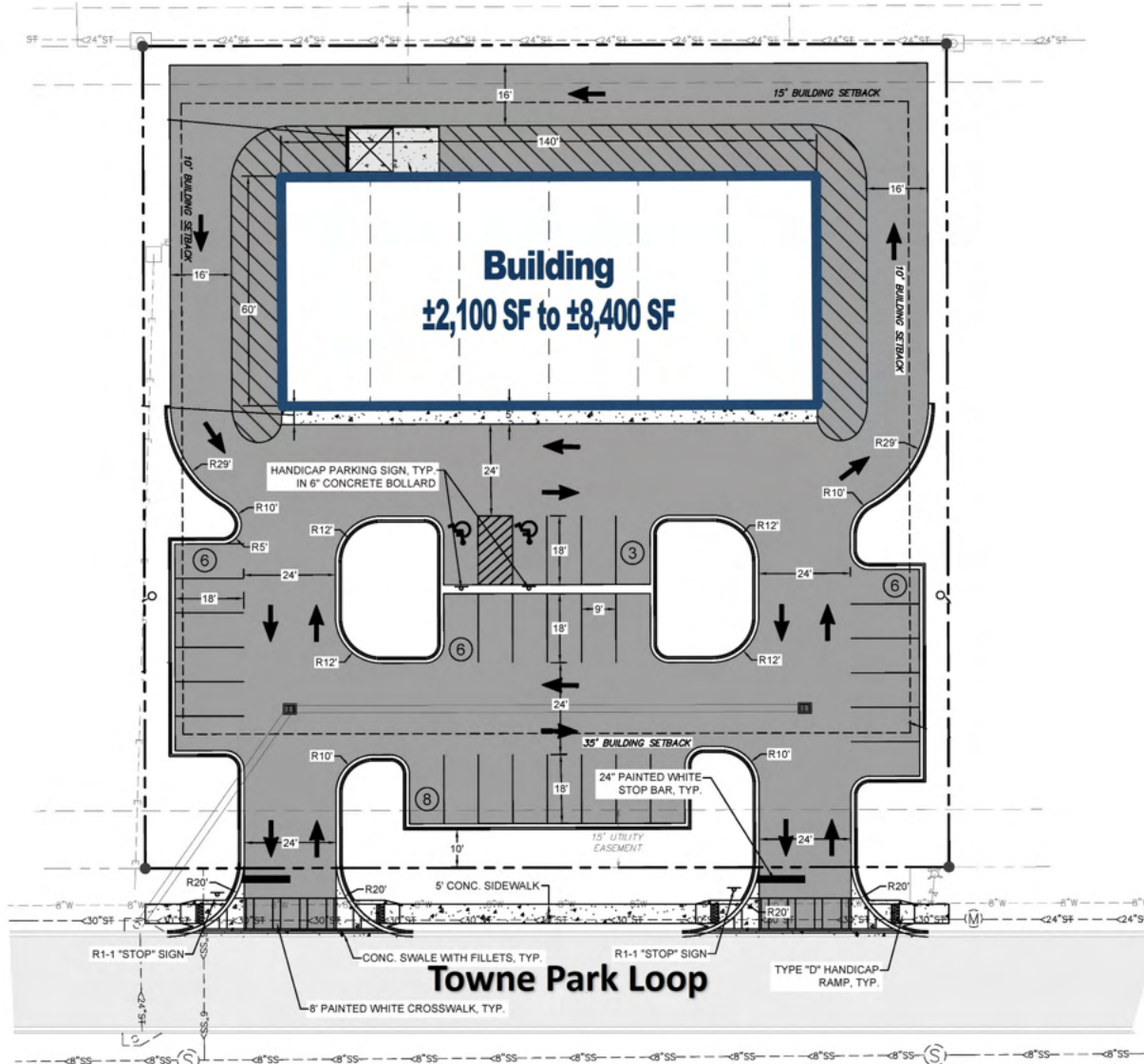
PROPERTY HIGHLIGHTS

- Towne Place: Pre-Leasing Up to $\pm 8,400$ SF of Flex Space
- Minimum Unit Size: $\pm 2,100$ SF (35'W x 60'D)
- Front Retail/Office; Rear Warehouse/Storage w/RU Door
- Delivered as Cold Dark Shell in Late 2026; GC Zoning
- Other Businesses in Park: Medical, Restaurant, Retail, Service
- On GA Hwy 21 with Visibility and $\pm 36,200$ VDP; 5 Mi to I-95

Building Plan



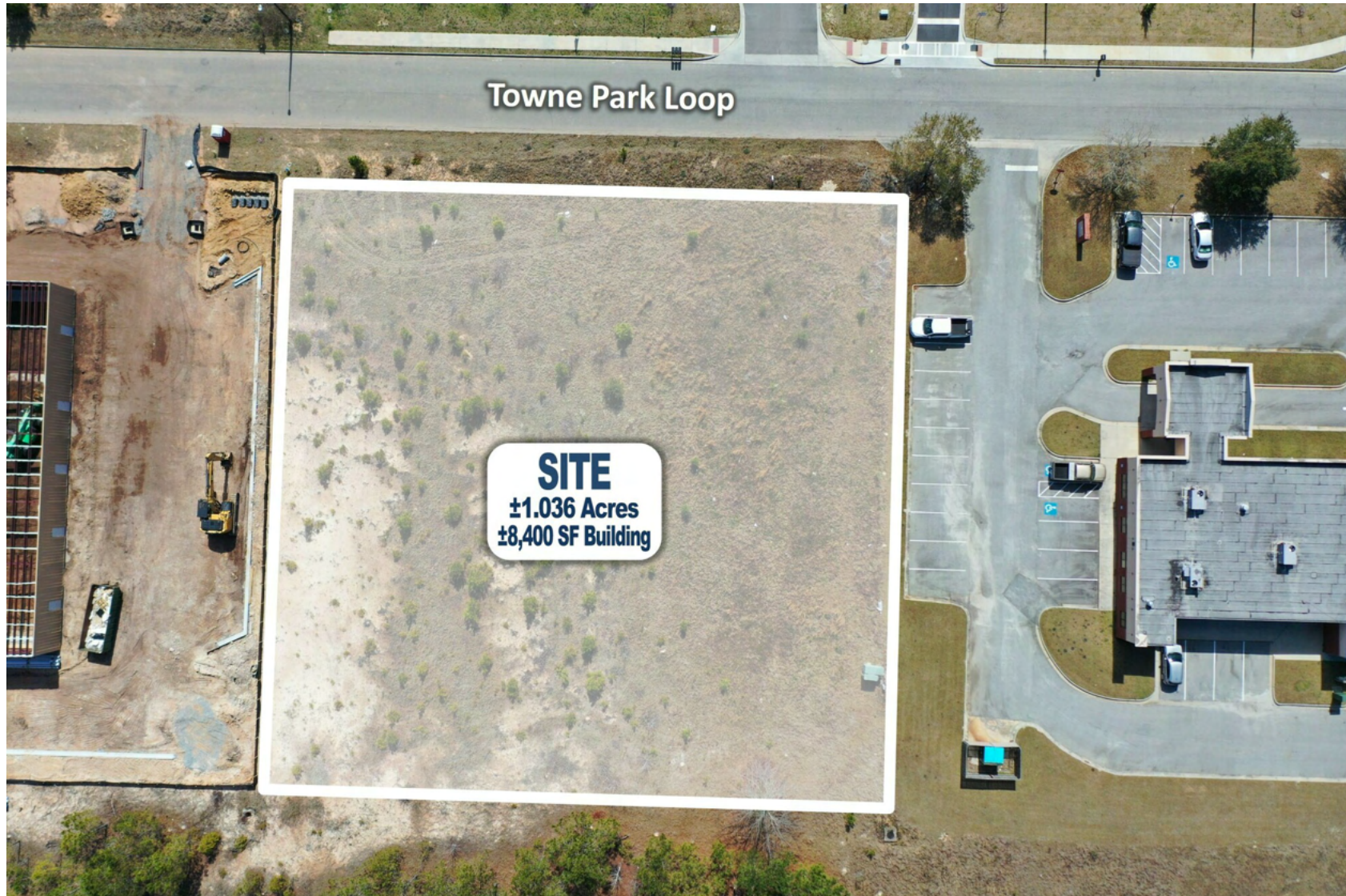
Site Plan



Property Plat



Aerial | Site



Master Plan | Towne Park West



Aerial | View West



Aerial | View South



Aerial | View East





LOT17
158,149 S.F.
3.63 AC

20' ACCESS
EASEMENT

LOT3
109,040 S.F.
2.50 AC

(20.94' TO OLD CORNER)

15' UTILITY EASEMENT

Towne Park Dr W

2 LOCATION INFORMATION

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LOT7
42,936.99 S.F.
0.98 AC

LOT6
42,668.92 S.F.
0.97 AC

LOT5
42,668.92 S.F.
0.97 AC

LOT4
52,272.98 S.F.
1.20 AC

LOT8
46,737.96 S.F.
1.07 AC

SITE

LOT10
45,150.03 S.F.
1.03 AC

LOT11
43,000.03 S.F.
0.98 AC

Towne Park Loop

60' R/W

GA Hwy 21

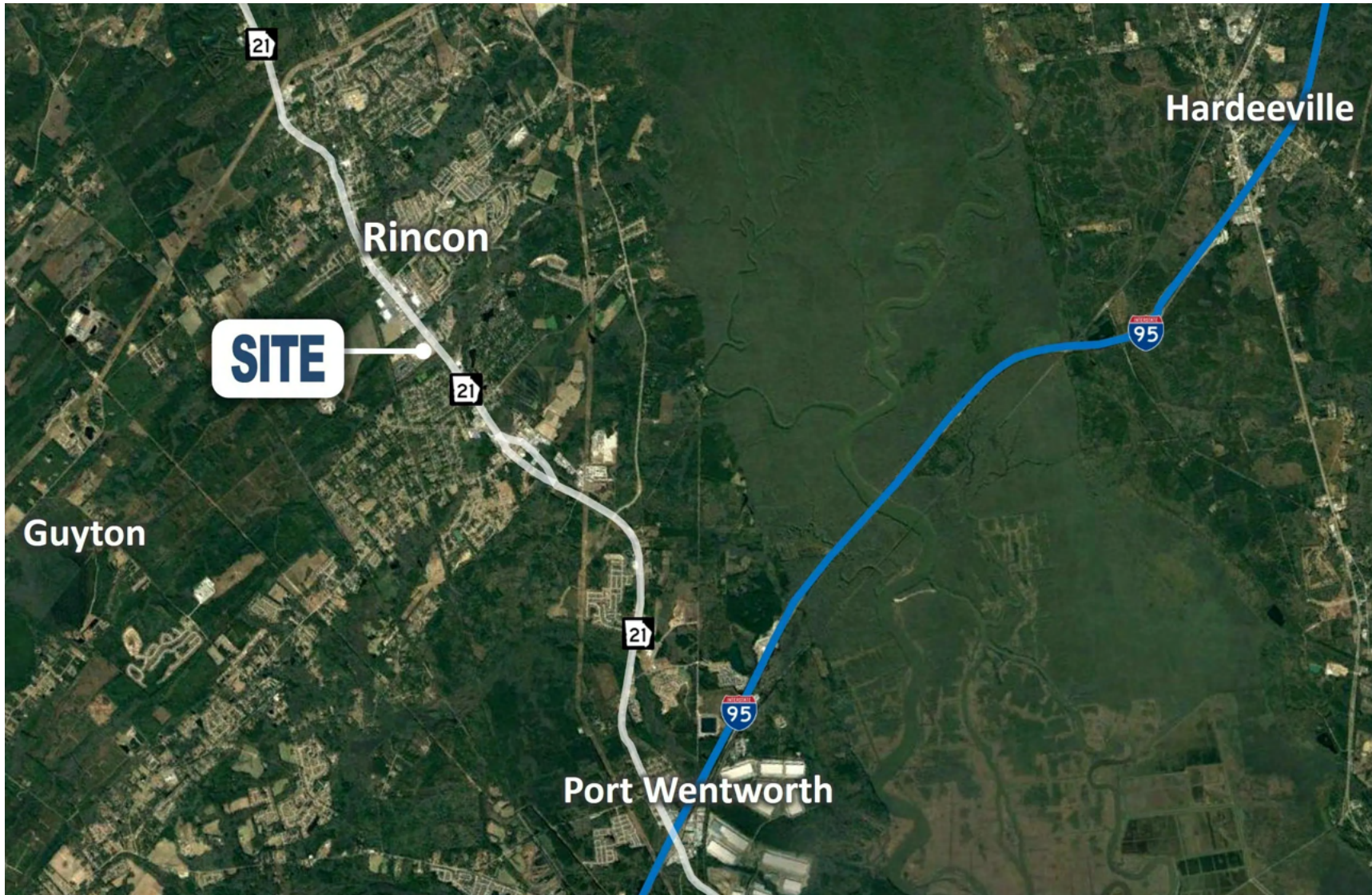
Aerial | Towne Park West



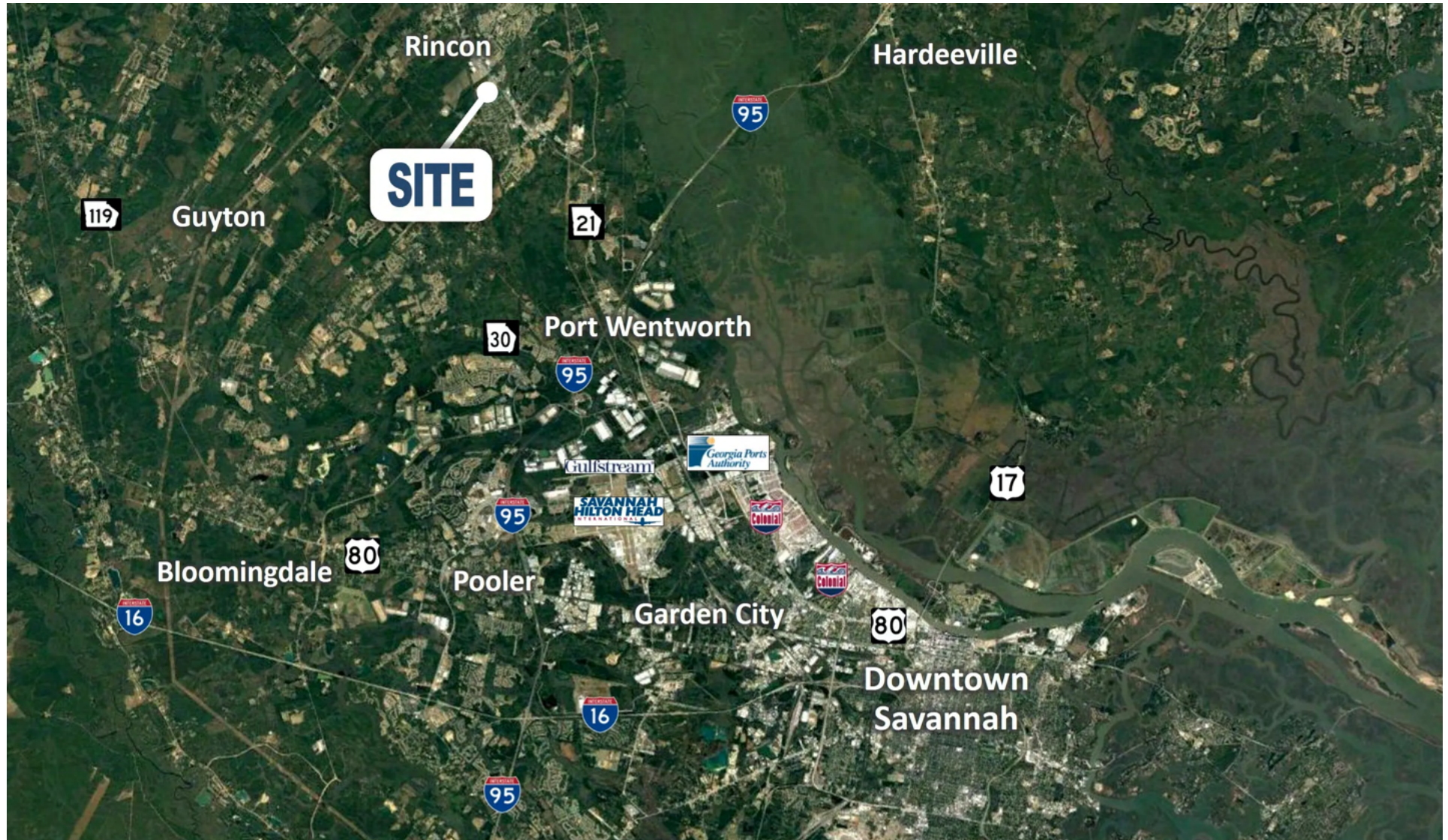
Aerial | Rincon



Aerial | I-95



Aerial | Savannah MSA

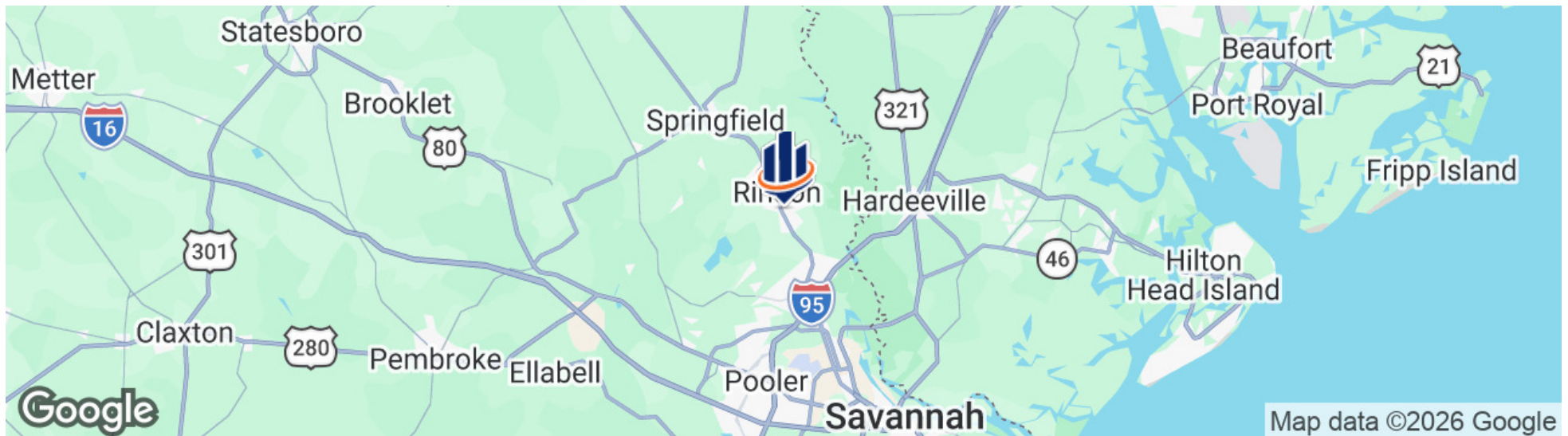


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Location Maps



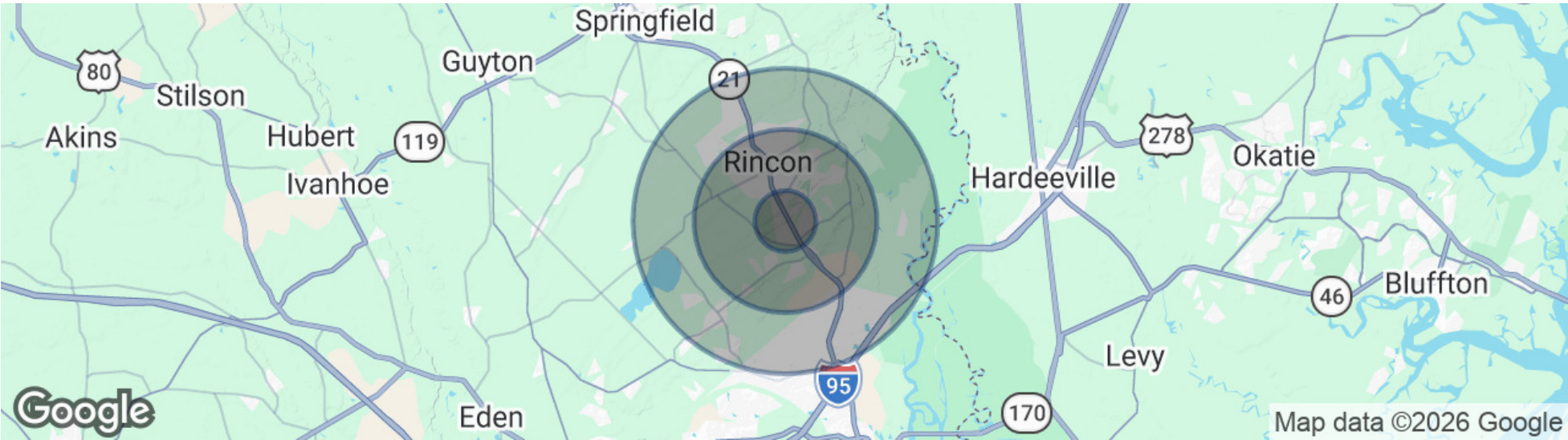
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DEMOGRAPHICS

606 Towne Park Loop
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Demographics Map & Report



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	4,301	18,437	32,975
Average Age	38	38	37
Average Age [Male]	37	37	36
Average Age [Female]	39	39	38
HOUSEHOLDS & INCOME			
Total Households	1,670	6,866	12,108
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$94,241	\$102,934	\$106,970
Average House Value	\$243,180	\$266,949	\$277,152

2020 American Community Survey (ACS)

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4 ADVISOR BIO & CONTACT

606 Towne Park Loop
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, industrial, and investment properties throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

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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