

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

TOWNE PARK WEST
606 TOWNE PARK LOOP
RINCON, GA 31326

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PROPERTY INFORMATION

- Property Summary
- Complete Highlights
- Site | Building Plan
- Site | Survey
- Aerial | Site
- Master Plan | Towne Park West
- Aerial | View West
- Aerial | View South
- Aerial | View East

LOCATION INFORMATION

- Aerial | Towne Park West
- Aerial | Rincon
- Aerial | I-95
- Aerial | Savannah MSA
- Location Maps

DEMOGRAPHICS

- Demographics Map & Report

ADVISOR BIO & CONTACT

- Advisor Bio & Contact



The Square
At Towne
Park West

Horizon
Square

ACE
Hardware

SITE

2

Towne Park Loop

EMPIRE GYM

3

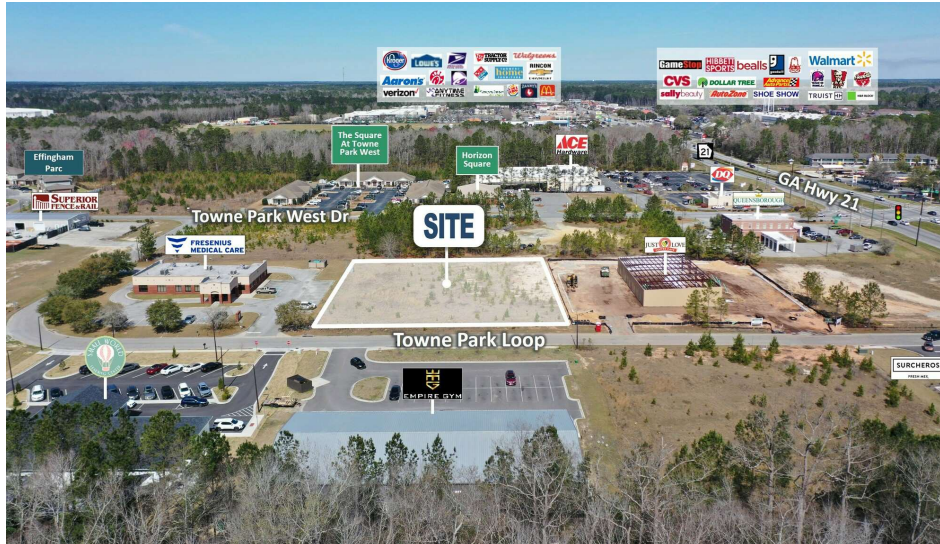
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1 PROPERTY INFORMATION

606 Towne Park Loop
Rincon, GA 31326

Property Summary



OFFERING SUMMARY

Lease Rate:	Call for Lease Rates
Building Size:	8,400 SF
Available SF:	2,100 - 8,400 SF
Zoning:	G-C
Market:	Savannah
Submarket:	Rincon
Traffic Count:	36,200
APN:	R4620-009-000

PROPERTY OVERVIEW

SVN is pleased to present a free-standing flex building of ±8,400 square feet available for lease within Towne Park West in Rincon, Georgia. This 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 ±2,100 square feet to a maximum of ±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, 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, Walgreen's, Chick-Fil-A and Zaxby's. GA Highway 21 serves as the main thoroughfare for the county, with traffic counts of ±36,200 vehicles per day.

Complete Highlights

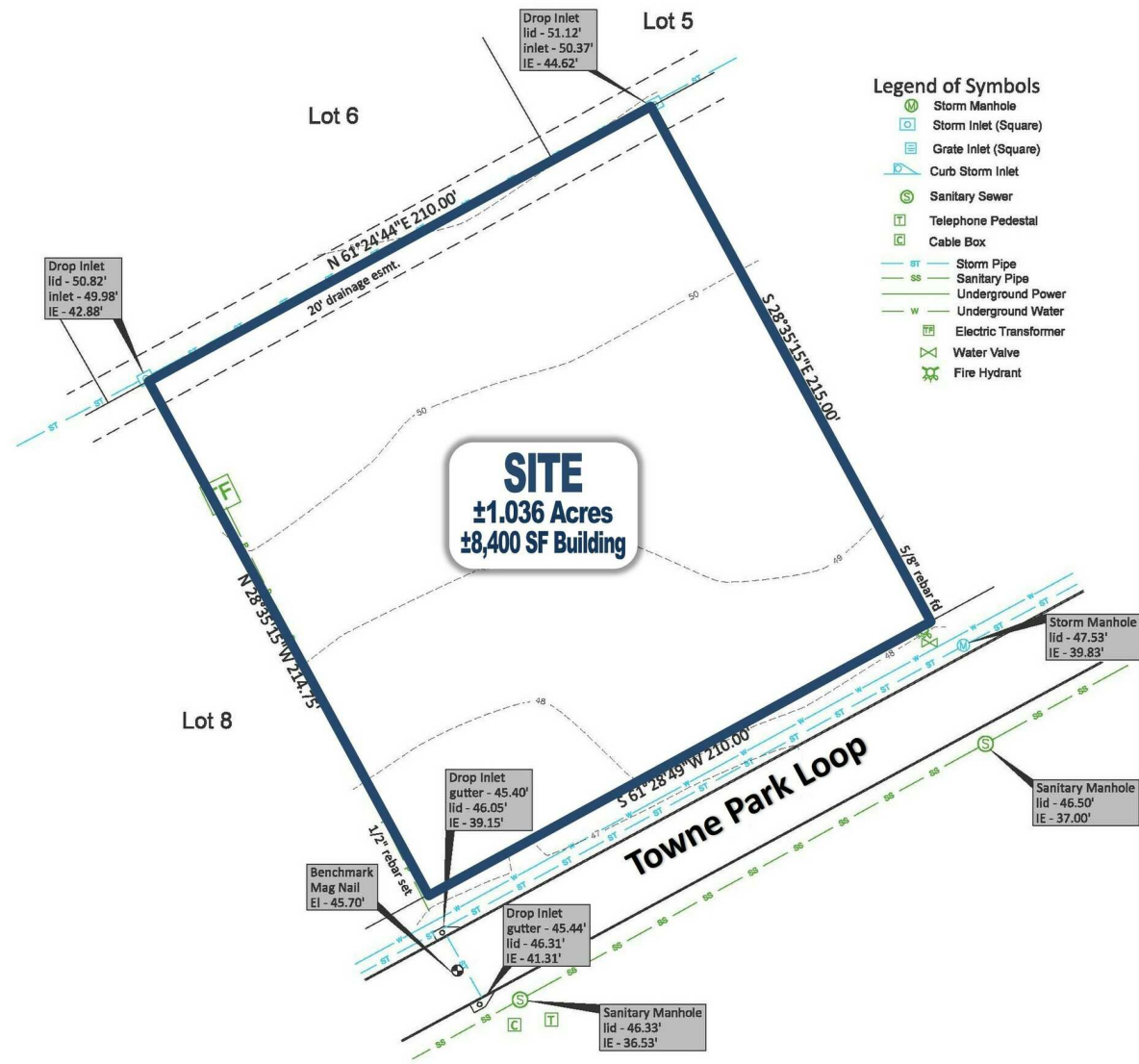


PROPERTY HIGHLIGHTS

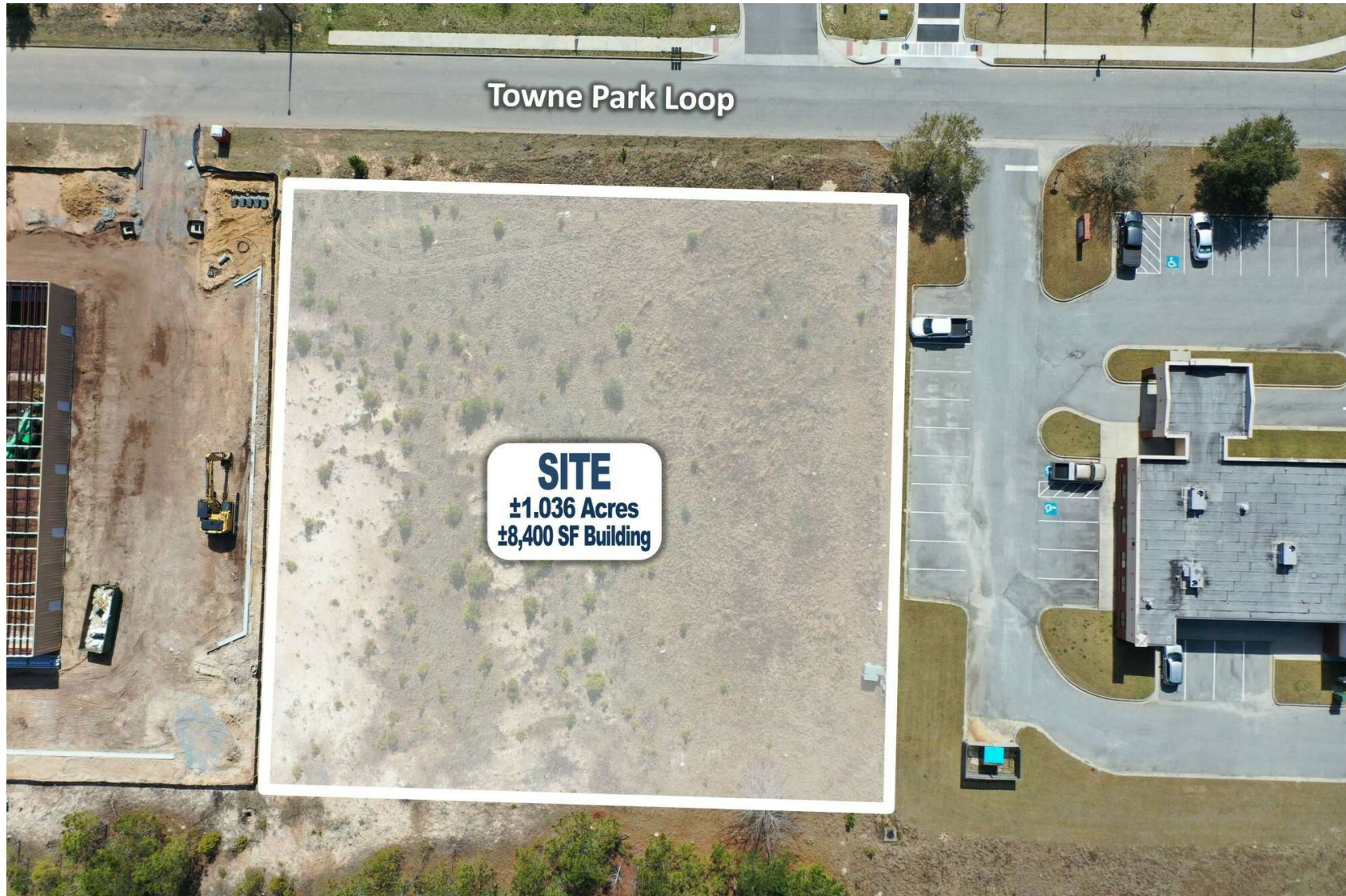
- Towne Park West: Pre-Leasing Up to $\pm 8,400$ SF of Flex Space
- Minimum Unit Size: $\pm 2,100$ SF (35'W x 60'D)
- Front Retail/Office; Rear Warehouse/Storage w/RU Door
- Delivered as Cold Dark Shell in Late 2026; GC Zoning
- Other Businesses in Park: Medical, Restaurant, Retail, Service
- On GA Hwy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



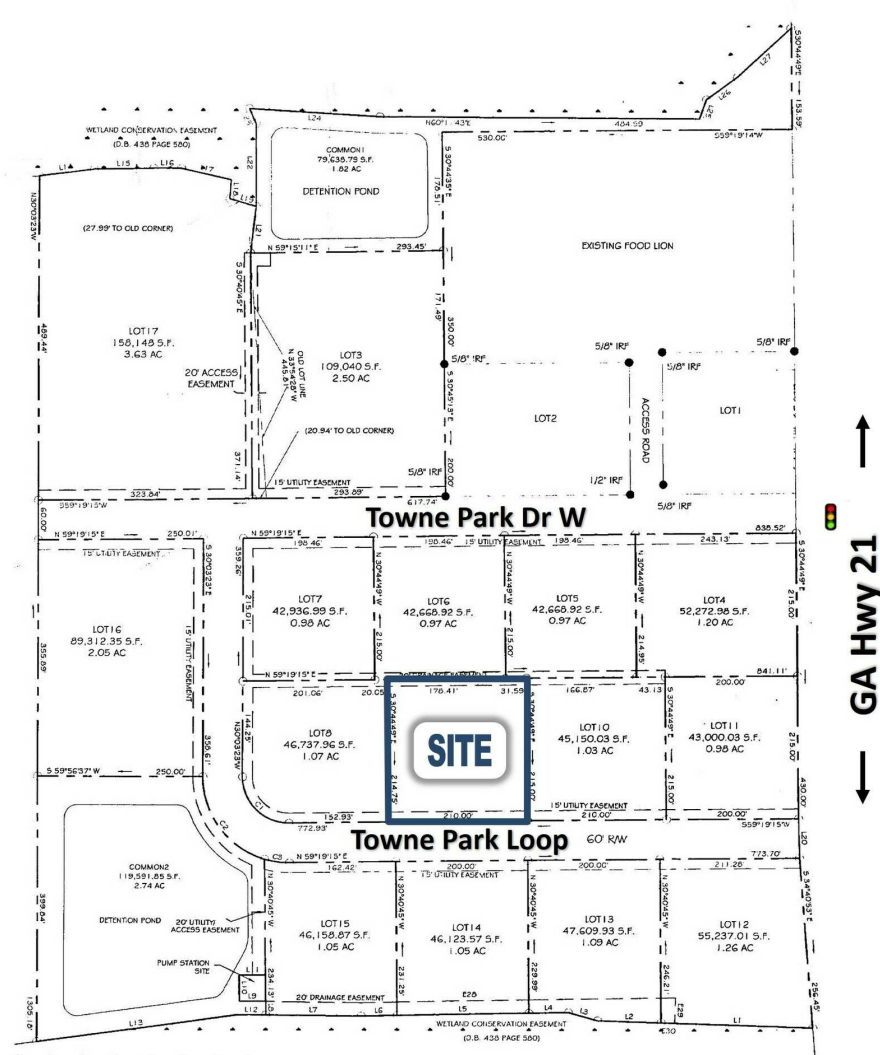
Site | Survey



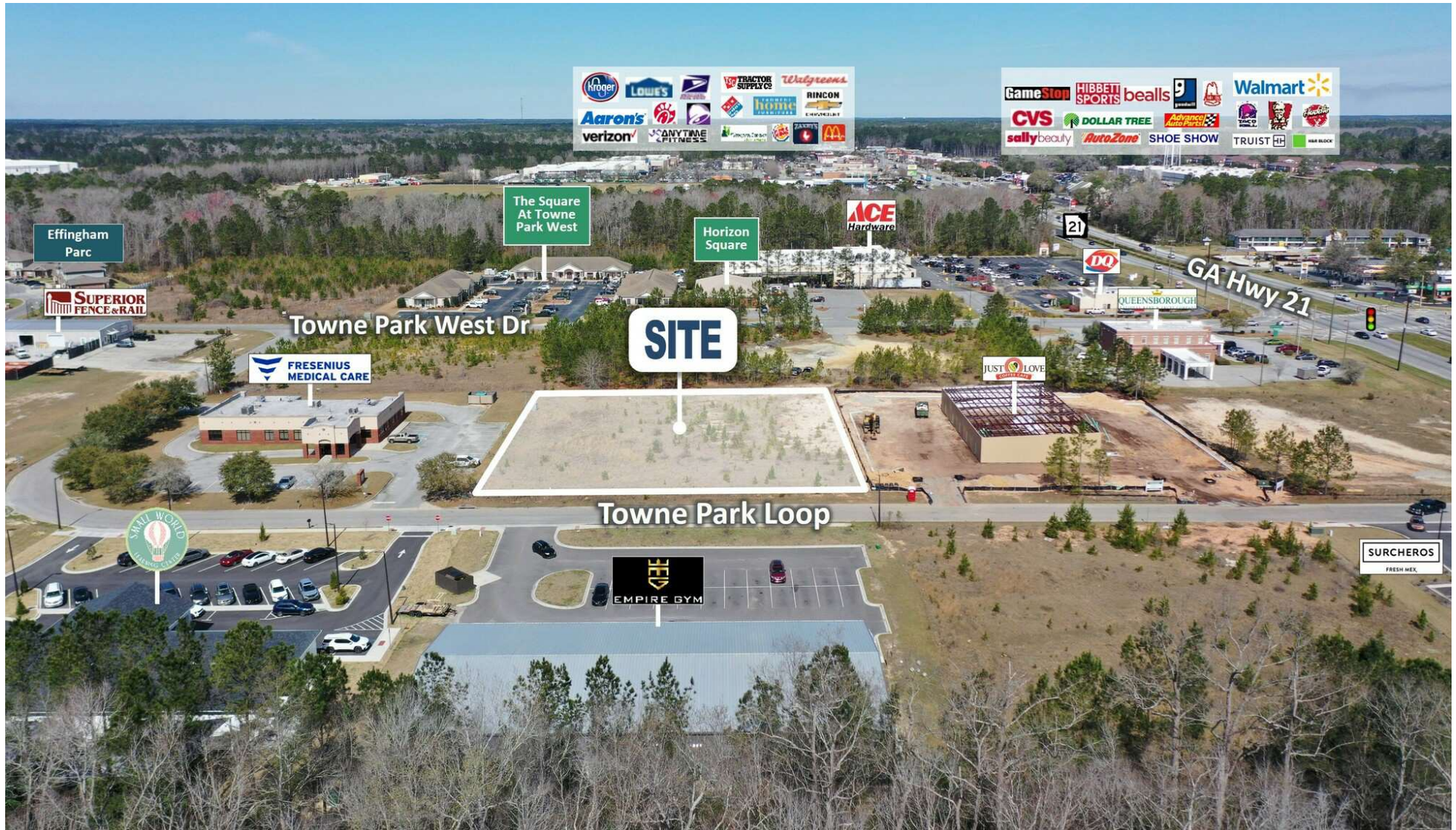
Aerial | Site



Master Plan | Towne Park West



Aerial | View West



Aerial | View South



Aerial | View East



2 LOCATION INFORMATION

606 Towne Park Loop
Rincon, GA 31326



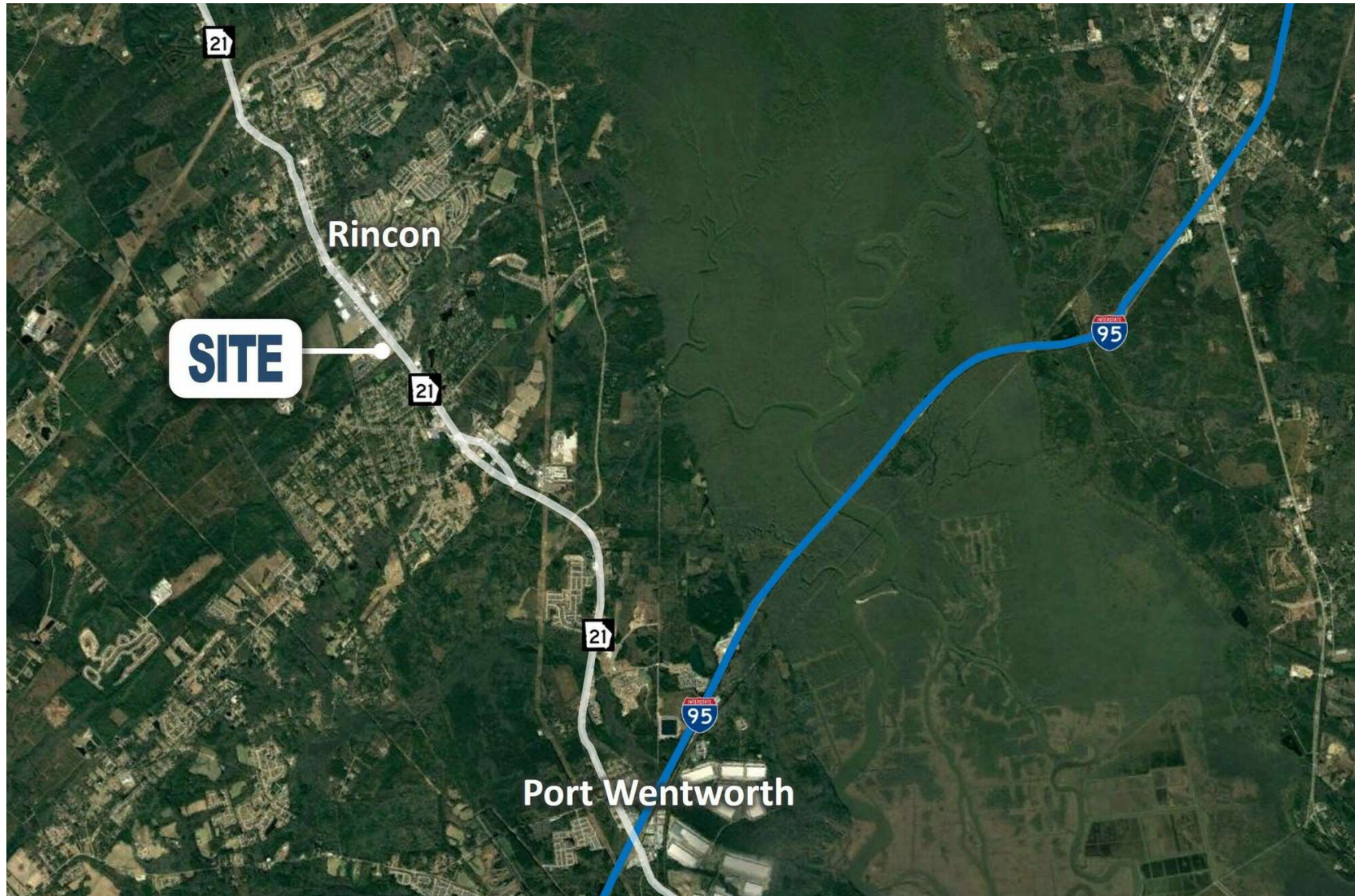
Aerial | Towne Park West



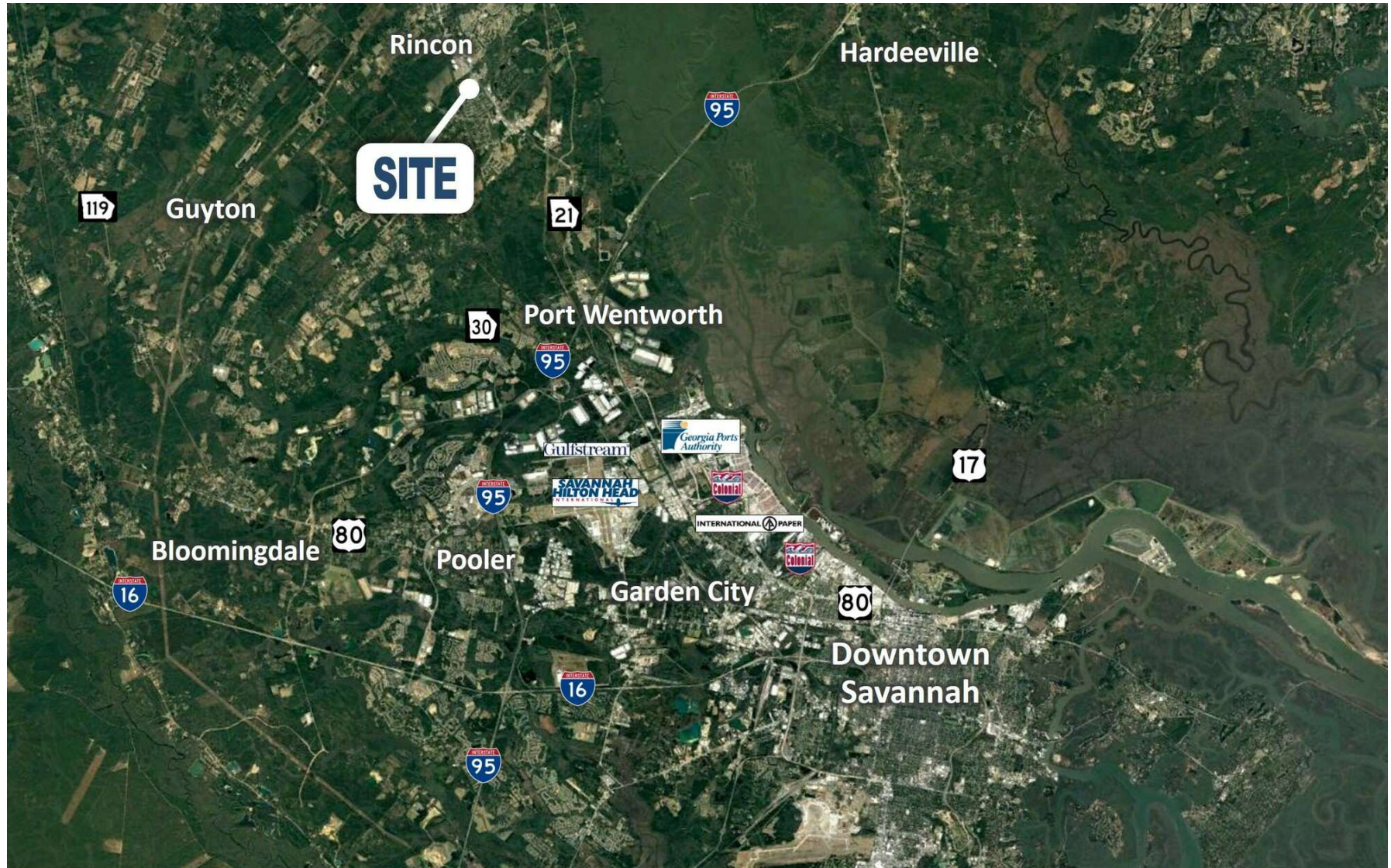
Aerial | Rincon



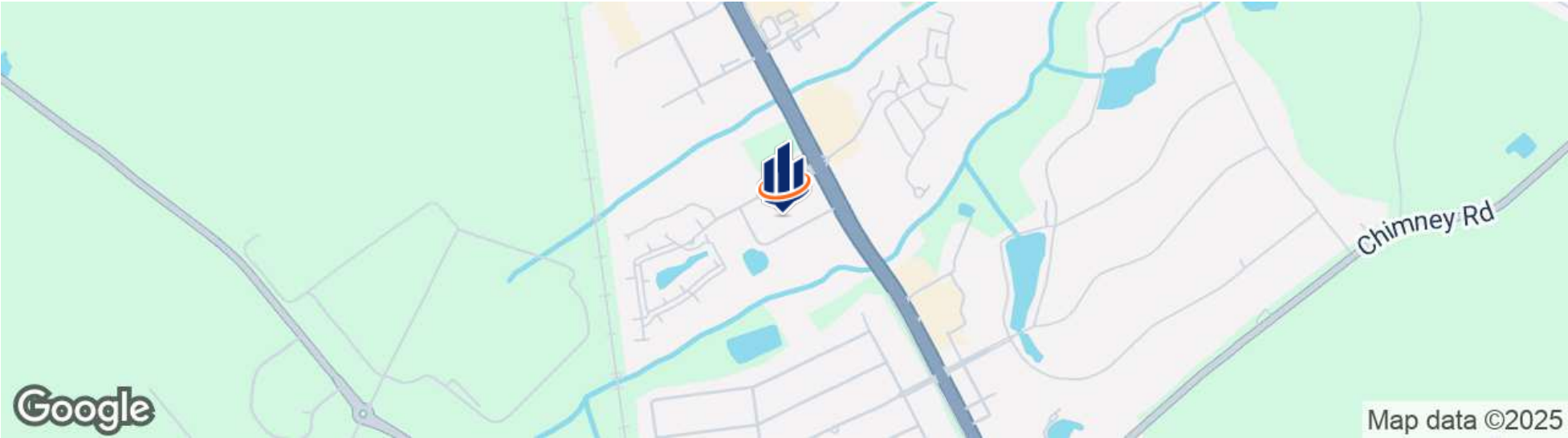
Aerial | I-95



Aerial | Savannah MSA



Location Maps

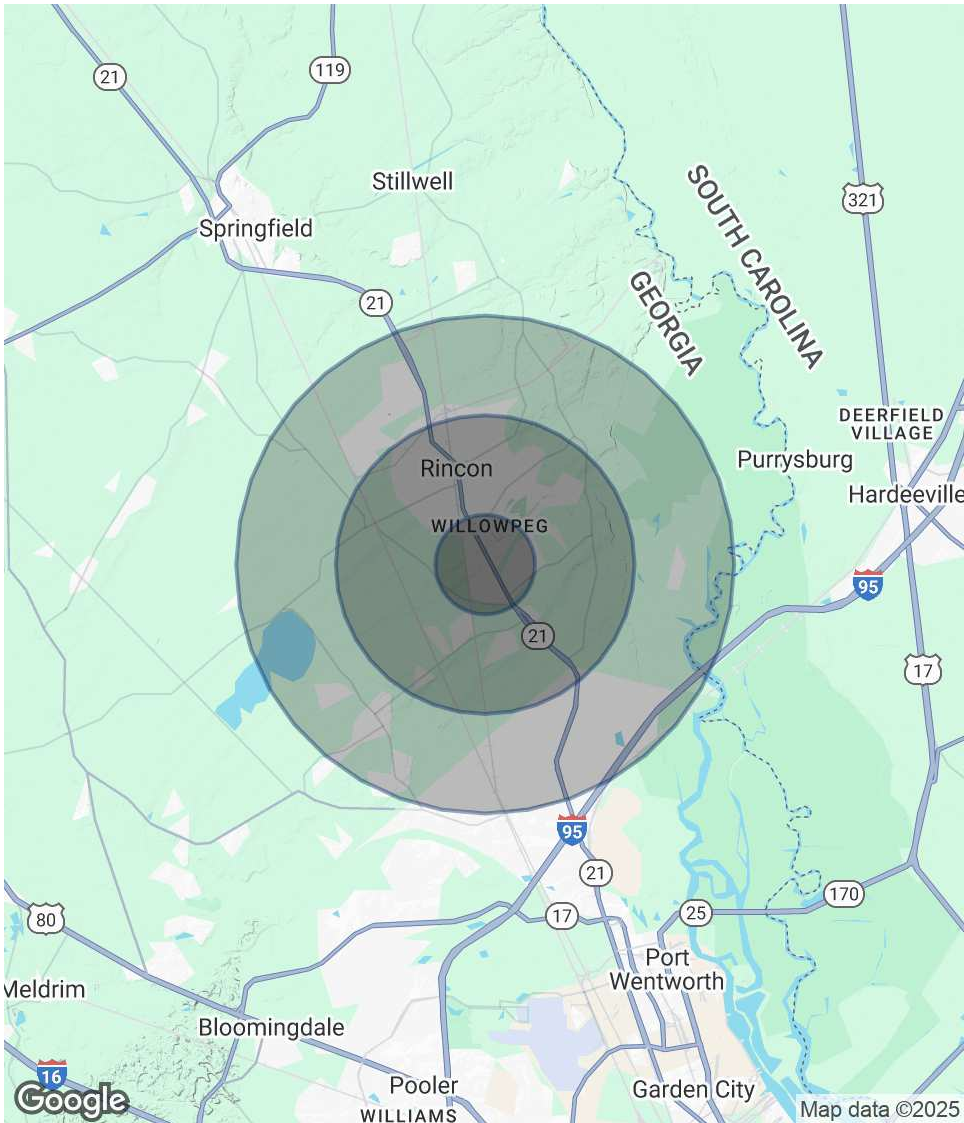




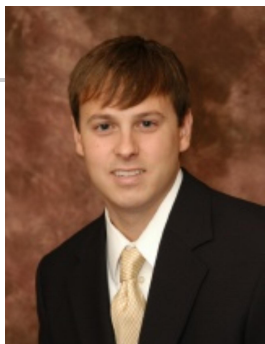
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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

Demographics data derived from AlphaMap



Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given 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 over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has 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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