

FOR SALE > ±11 ACRES OF COMMERCIAL LAND



# Highway 21 Commercial Land

288 RAHN STATION ROAD, RINCON, GA 31326



## Description

- > ±11 acres (Divisible)
- > Zoned: AR-1, Agricultural Residential Districts; Owner will rezone to B-3, Highway Commercial during Purchaser's due diligence
- > All utilities available to the site
- > Excellent visibility with frontage along Highway 21 - ±15,166 vpd
- > Ideal location for a gas station, convenience store, strip-center retail, or fast food
- > Surrounded by residential subdivisions populated with families and a workforce that commute pass the site on Highway 21
- > Close proximity to major employers of the surrounding areas
- > 4.4 miles from Springfield; 3.1 miles from Rincon; 18 miles to the Port; 20 miles from the work centers in Downtown Savannah

## Pricing

- 6 - 11 ACRES > \$150,000/Acre
- 5 ACRES > \$225,000/Acre
- 4 ACRES > \$275,000/Acre
- 3 ACRES > \$350,000/Acre

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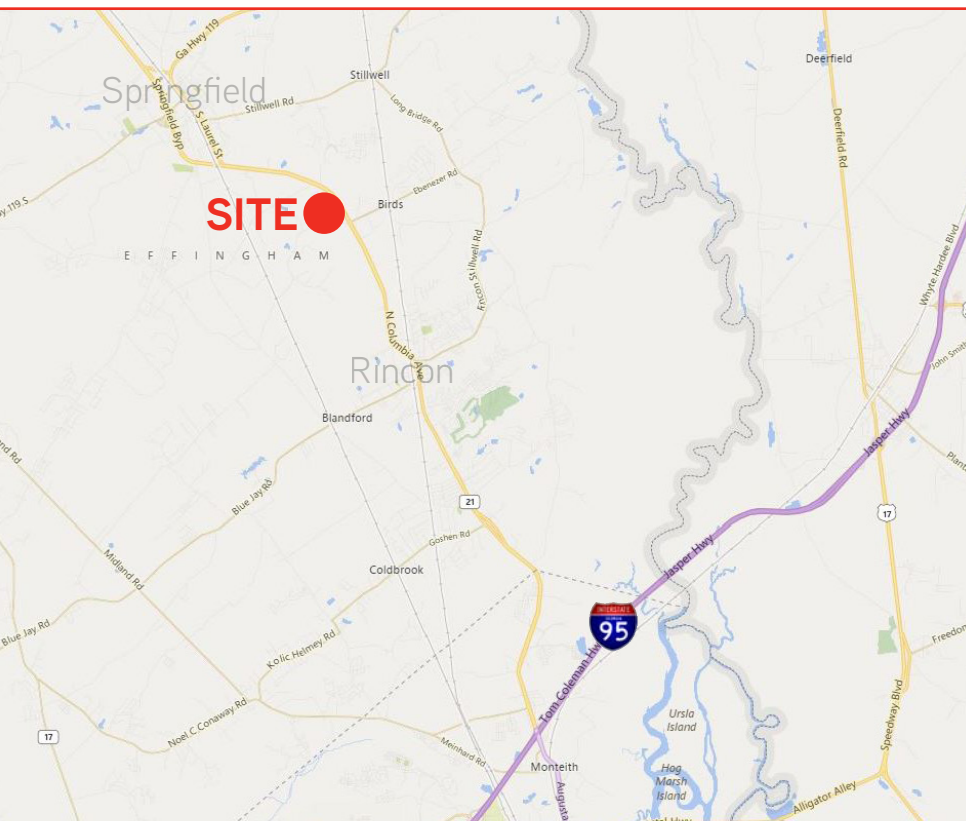
COLLIERS INTERNATIONAL  
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## Demographics (2015)

### POPULATION:

1 Mile - 121  
3 Miles - 6,260  
5 Miles - 21,422

### AVG. HOUSEHOLD INCOME:

1 Mile - \$71,568  
3 Miles - \$73,067  
5 Miles - \$71,769

### NO. OF EMPLOYEES:

1 Mile - 121  
3 Miles - 1,303  
5 Miles - 7,336

### TRAFFIC COUNT (2014):

±15,166 vpd (Highway 21)

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