

FOR SALE > ±0.7 ACRE



Highway 21 Commercial Site

HIGHWAY 21, RINCON, GA 31326



Property Summary

- > ±0.7 acre commercial site
- > Highly-visible location
- > 165 feet of frontage on Highway 21
- > Ideal for Office, Retail, Medical or Professional use
- > Traffic Count: ±27,600 vpd along Hwy 21 (GDOT 2016 count)
- > Site is cleared with accel/decel lanes in place, driveway is shared with Rincon Inn and Suites located behind the site
- > Detention pond in place
- > Located only ±1.7 miles away from the recently developed ±115,000 SF Kroger Marketplace
- > Zoning: B-2

Pricing

FOR SALE > \$199,000



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Demographics (2016)

	1 Mile	3 Miles	5 Miles
Population	2,532	16,926	28,228
Daytime Employees	1,775	5,731	9,146
Total Businesses	174	573	860
Average HH Income	\$73,810	\$79,973	\$82,899
Total NO. of Households	840	5,365	9,971

Source: US CENSUS 2016

Traffic Counts

±27,600 vpd along Highway 21

Source: GDOT 2016

Contact Us

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