

FOR LEASE > OUTPARCELS & RETAIL SPACE



Highway 21 Commercial

WATERFORD SHOPPES | 7306 HIGHWAY 21, PORT WENTWORTH, GA 31407



Highlights

- > Food Lion anchored shopping center
- > Signage along Highway 21 - Highly Visible
- > 15 Hotels within a one mile radius
- > High traffic counts along Highway 21: ±33,400 vpd
- > Surrounded by rapidly growing residential areas
- > Half mile to I-95
- > All utilities available to the sites

Retail For Lease

- > Suite 205: ±1,200 SF - \$18.50/SF NNN
- > Suite 208: ±1,200 SF - \$18.50/SF NNN
- > Suite 301: ±1,200 SF - \$18.50/SF NNN

Land For Lease

- > Outparcel 1: ±1.05 Acres - Inquire for Lease Rate
- > Outparcel 2: ±3.3 Acres - Negotiable

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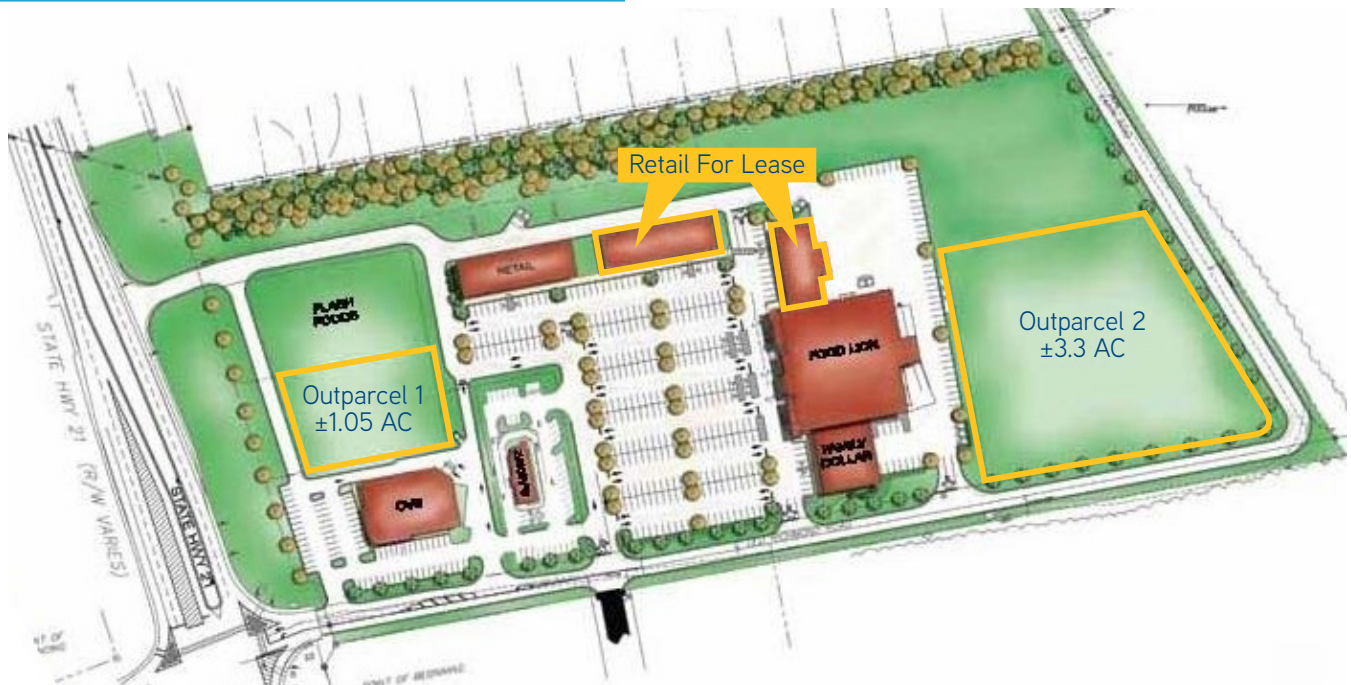


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Site Plan



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Demographics (2017 CoStar)

Distance	Population	Daytime Employees	Average HH Income
1 Mile	2,218	788	\$92,215
3 Miles	11,182	2,081	\$92,363
5 Miles	26,287	9,680	\$88,382

Traffic Counts (2016 GDOT)

±33,400 vpd (North of site on Hwy 21 @ Rice Mill Rd)

Location Advantages

- > Surrounded by significant retail and residential development
- > Excellent traffic exposure, location and demographics
- > Daily workforce from Rincon and Port Wentworth commute along Hwy 21



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