

FOR LEASE > OUTPARCEL & 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: ±3.3 Acres - Negotiable

TYLER MOUCHET  
912 662 8017  
SAVANNAH, GA  
tyler.mouchet@colliers.com

COLLIERS INTERNATIONAL  
545 E. York Street  
Savannah, GA 31401  
www.colliers.com



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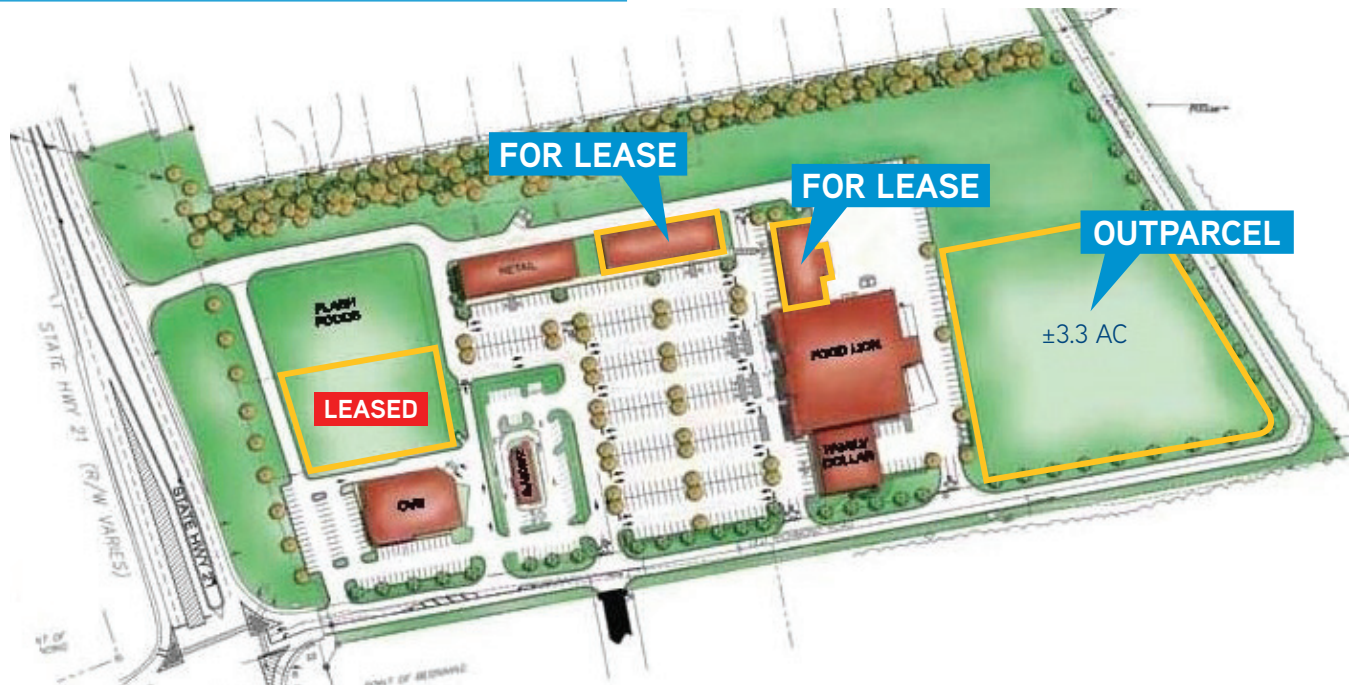


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## Site Plan



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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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