

5715 HWY 21 S

Rincon, GA 31326



OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Lot Size: 0.18 Acres

Year Built: 1994

Building Size: 9,600

Zoning: B-2

PROPERTY OVERVIEW

Building has multiple suites which are flexible. Two spaces are left today. One space is 896 SF and has 4-5 offices with reception, and is on the ground floor. Second space is on the second floor and is extremely nice and consists of 736 SF with three offices a bathroom. All spaces are in great condition and are move in ready. These suites will not last long at these asking rates.

LOCATION OVERVIEW

Located on Highway 21 S in Rincon. Headed South the building is past Walmart and the new Kroger/Chickfila development. Great high traffic location with excellent road frontage.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

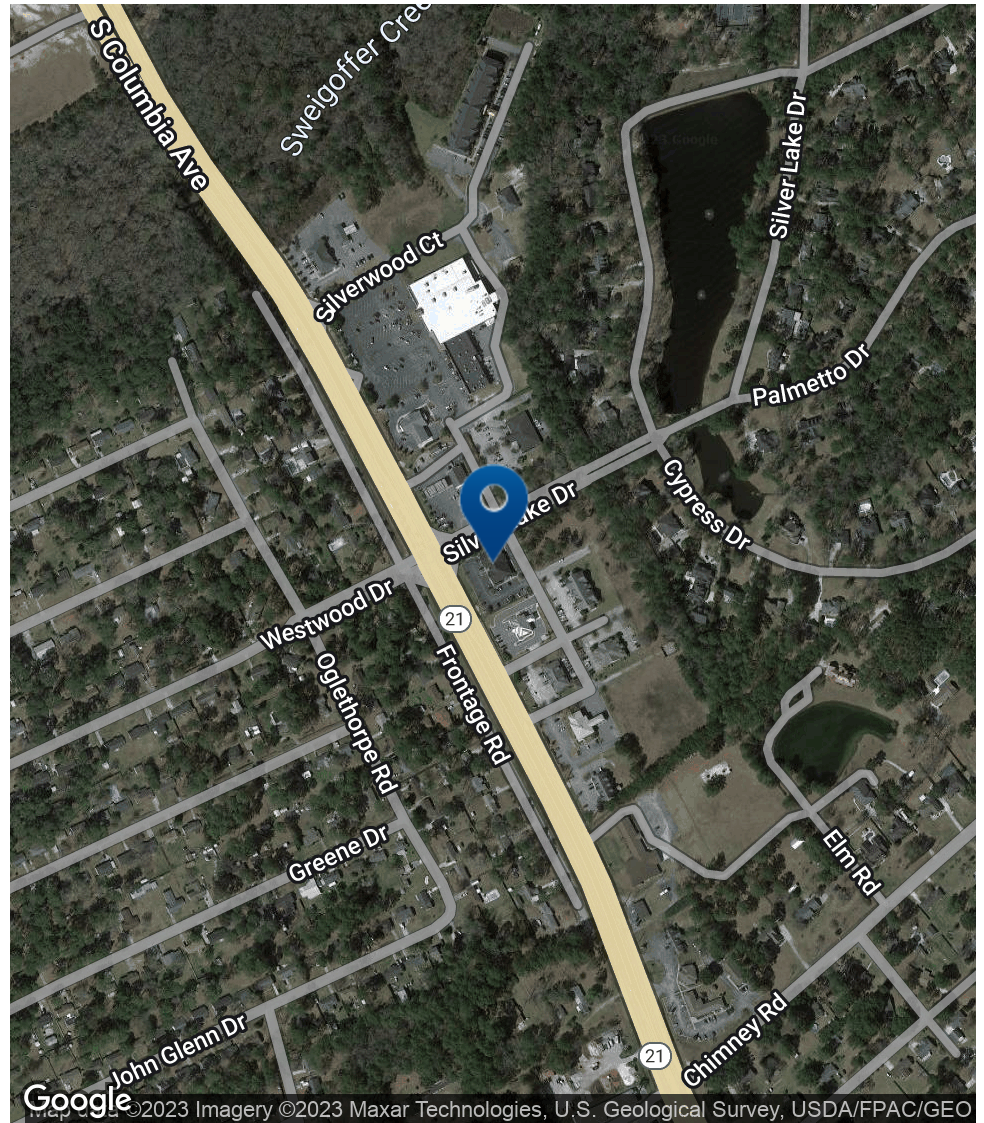
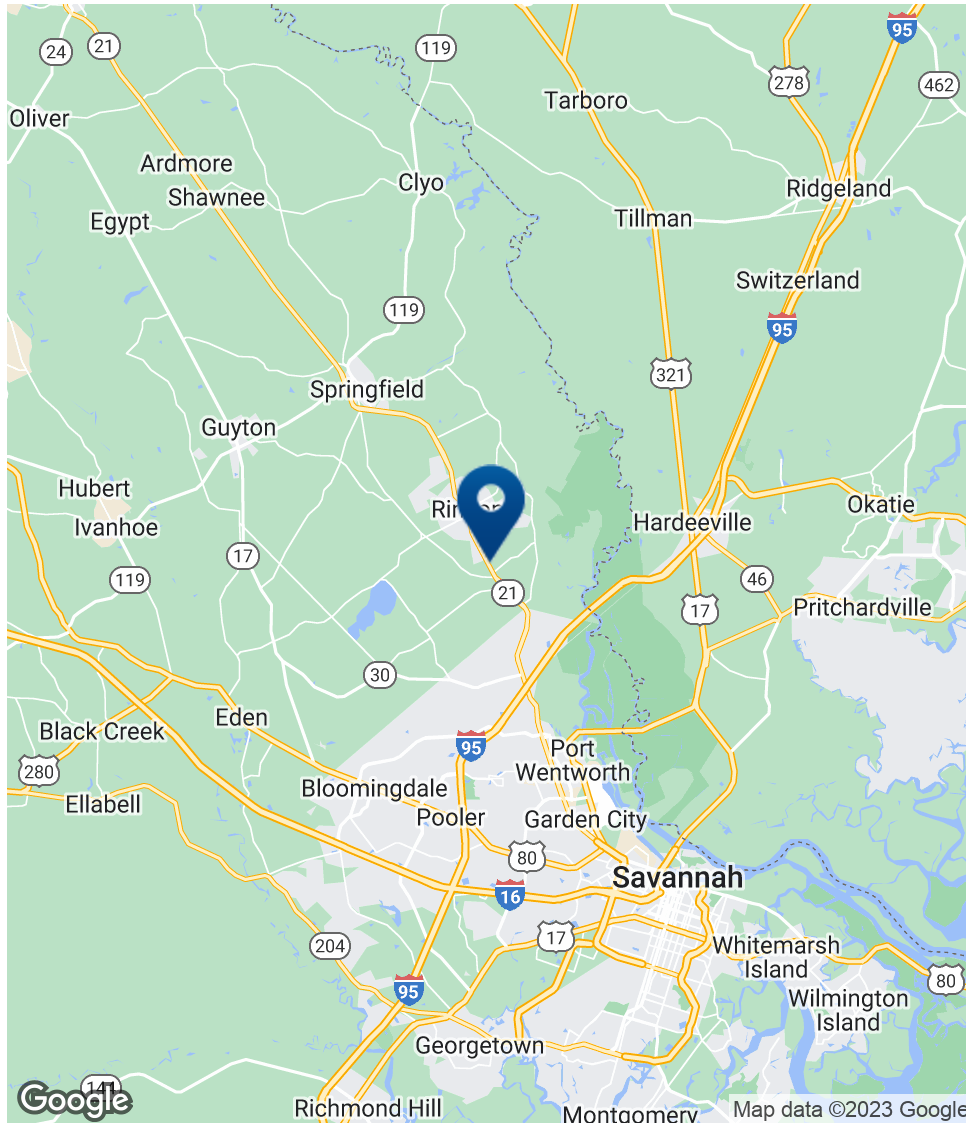
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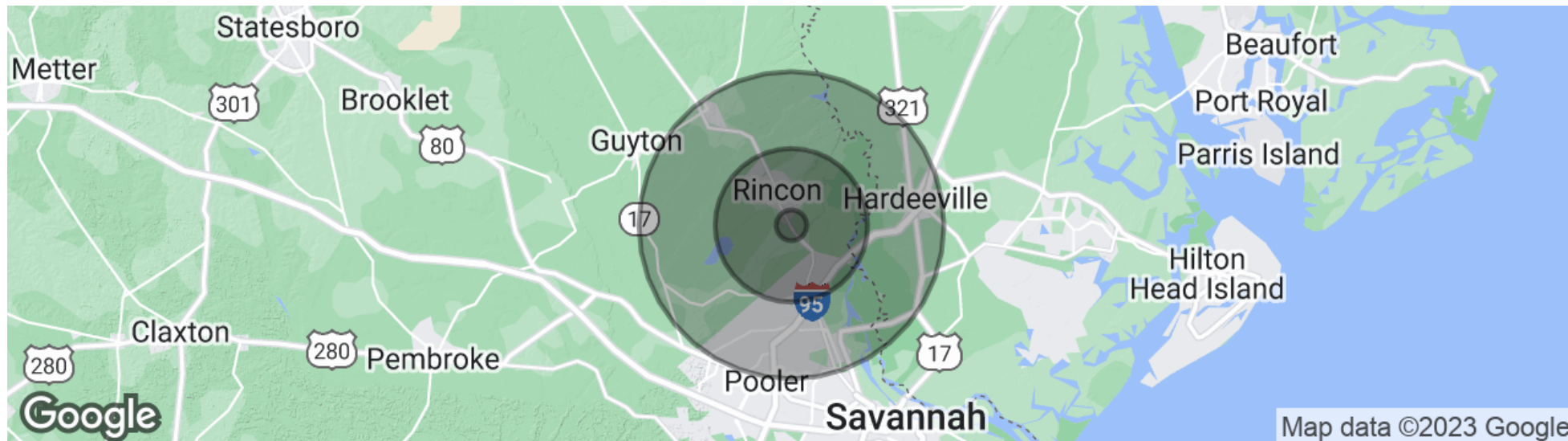
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	705	20,647	53,893
Median age	31.0	33.4	34.0
Median age (Male)	31.4	32.9	33.9
Median age (Female)	30.3	33.2	33.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	235	7,067	18,500
# of persons per HH	3.0	2.9	2.9
Average HH income	\$77,498	\$72,414	\$70,228
Average house value		\$207,268	\$196,124

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

MEMBERSHIPS & AFFILIATIONS

Effingham Chamber of Commerce- Ambassador

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