



**FOR SALE**

**Prime Development Lot - Rincon, GA**

**401 S COLUMBIA AVE  
RINCON, GA 31326**

**Prashant Patel**

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**Traver Vliem**

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# PROPERTY SUMMARY

## Prime Development Lot - For Sale

*401 S Columbia Ave Rincon, GA 31326*

Blokk Commercial Real Estate is pleased to present this prime 0.45- acre parcel located on a hard corner with excellent visibility and direct frontage on Highway 21 — a high-traffic corridor with over 35,000 vehicles per day.

The site offers full access and is easily accessible for customers and businesses alike. Just minutes from a major retail corridor, the property is in close proximity to national retailers such as Walmart, Kroger, Chick-fil-A, Lowe's, and others.

Its strategic location, strong traffic counts, and flexible site layout make it an ideal opportunity for QSRs, retail, or service-oriented users looking for maximum exposure and long-term value. The parcels can be sold together or separately depending on buyer needs, offering flexibility for a variety of end uses.

# INVESTMENT HIGHLIGHTS

- Pricing: \$215,000
- Zoning: B-2
- Land Size: 0.45 acres
- VPD: 35,000+
- Excellent Visibility & Direct Frontage on HWY 21 (35,000+ VPD)
- Ideal for QSR, Retail, or Service-Oriented Businesses
- Minutes from major retailers; Walmart, Kroger, Chick-Fil-A, Lowes, and more
- Strong Demographics & Traffic in Growing Market
- Prime Corner with Signalized Intersection



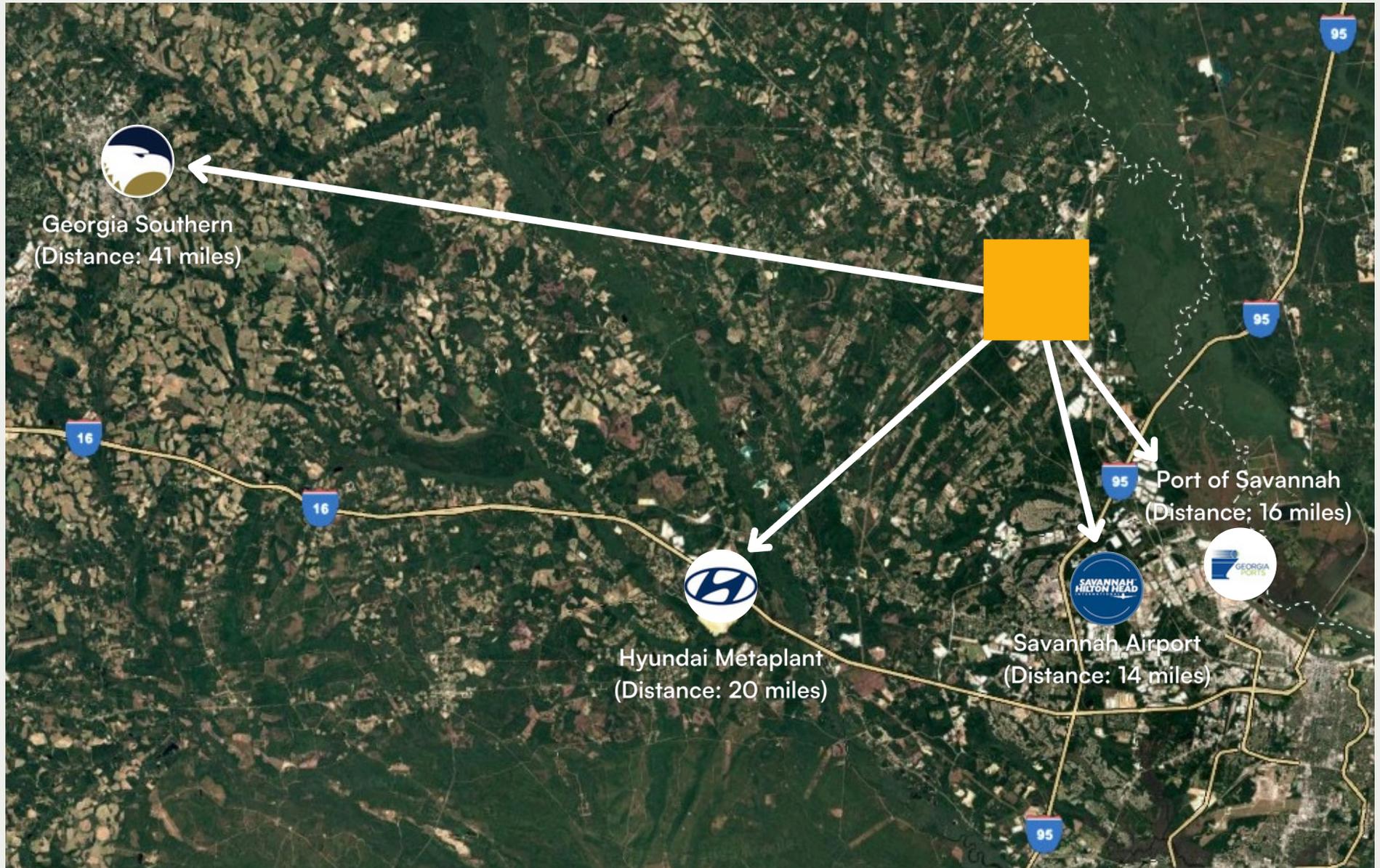
# SURROUNDING RETAILERS



# SITE OVERVIEW



# LOCATION OVERVIEW



# DEMOGRAPHICS



## Population

- 1 mile: 13,123
- 3 miles: 26,823
- 5 miles: 47,537



## Household Income

- 1 mile: \$74,132
- 3 miles: \$88,537
- 5 miles: \$91,489



# BIO/CONTACT



## **Prashant Patel**

Advisor

[prashant.patel@blokkcre.com](mailto:prashant.patel@blokkcre.com)

229.256.3260

## **BACKGROUND**

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

## **EDUCATION**

Georgia Southern University  
College of Business Management

# BIO/CONTACT



## **TRAVER VLIEM**

Advisor

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## **BACKGROUND**

Traver Vliem focuses in retail, industrial, residential development tracts, and investment sales across Southeast Georgia, advising clients on acquisitions, dispositions, and development opportunities. His work spans single-tenant net-leased assets, redevelopment sites, and multi-market portfolios. Originally from Texas, Traver played football at Georgia Southern University and now lives in Statesboro with his wife, Bre, and their two young children. They are active members of Compassion Christian Church and enjoy attending sporting events together. Outside of work, Traver's interests include sports, artificial intelligence, and fitness.

## **EDUCATION**

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team