

FOR LEASE

±1,250 SF RETAIL/OFFICE SPACE AVAILABLE

**201 BUSINESS PARK DR
RINCON, GA 31326**

Prashant Patel

Advisor

prashant.patel@blokkcre.com

229.256.3260

Mason Spivey

Advisor

mason.spivey@blokkcre.com

912.675.7002

PROPERTY SUMMARY

±1,250 SF RETAIL/OFFICE SPACE AVAILABLE

201 Business Park Dr Rincon, GA 31326

Blokk Commercial Real Estate is pleased to present this ±1,250 SF office suite for lease at 201 Business Park Dr, Rincon, GA 31326. Previously operated as a hair salon, the space offers a move-in-ready layout with existing plumbing and electrical infrastructure well-suited for salon, spa, medical, or general office use. The property is under new ownership and management, with recently upgraded common areas, fresh exterior paint, and new signage enhancing the overall tenant experience and curb appeal. The suite sits within a well-maintained multi-tenant office building featuring elevator access and ample dedicated on-site parking, located in a thriving business park surrounded by an established mix of professional and service-based tenants — offering strong visibility and easy access for both employees and clients in one of Rincon's most active commercial areas. The area benefits from its position along GA Highway 21, a major commercial corridor carrying over 30,000 vehicles per day, and its proximity to I-95 (roughly 5 miles from Exit 109), placing tenants within easy reach of Savannah and the Port of Savannah just 18 miles away. Rincon's growth has drawn a strong base of national retailers and employers — including Walmart, Lowe's, Kroger, Chick-fil-A, Zaxby's, Walgreens, Tractor Supply, and Planet Fitness, and more.

INVESTMENT HIGHLIGHTS

21



**Competitive NNN lease:
\$1,500/month + NNN**



±1,250 SF available for lease in a well-maintained, multi-tenant office building



Previously operated as a hair salon - existing plumbing and electrical in place



Ideal for salon, spa, medical, or general office use



Move-in ready w/ minimal buildout required



Elevator-served, three-story office building



Ample dedicated on-site parking



Located within an established, professional business park in Rincon



Positioned near a strong mix of medical and professional service tenants, minutes from major retailers along Rincon's Hwy 21 corridor



Rincon is one of the fastest-growing submarkets in Savannah MSA

21



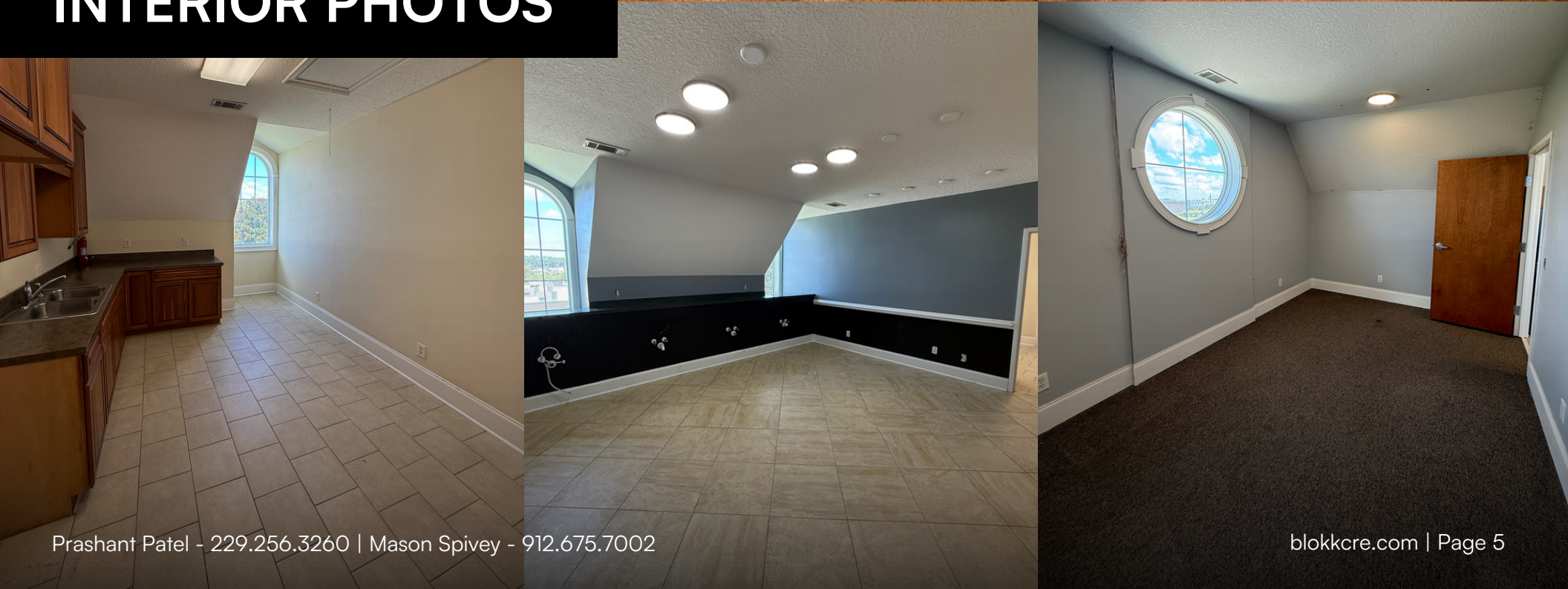


PROPERTY VIEWS





INTERIOR PHOTOS





LOWE'S

Kroger

TRACTOR SUPPLY CO
JALAPENO'S
Chick-fil-A
Walgreens
Starbucks
McDonald's
CHIPOTLE

CVS
Krystal
Arby's
AutoZone

Walmart

DOLLAR GENERAL

QUEENSBOROUGH
SURCHEROS
DQ
JUST LOVE
FRESH MEAT

21

TEXACO

SONIC
SHELL
SUBWAY

planet fitness

Rincon Nutrition

Parker's
fast, fresh & friendly

SEASONS
JAPAN

Radiant Skin

WAFFLE HOUSE

enmarket
fresh choices, friendly faces

21

Effingham
FAMILY MEDICINE

21

Goshen Rd

Goshen Rd Ext

30,000+ VPD

Center Ct Dr

Goshen Rd Ext

SURROUNDING RETAILERS

BIO/CONTACT



Prashant Patel

Advisor

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel is a commercial real estate advisor with Blokk Commercial Real Estate specializing in investment sales, retail, hospitality, multifamily and development opportunities throughout the Southeast. He works with private investors, developers and business owners on acquisitions, dispositions, leasing and investment strategy while focusing on off-market opportunities and value creation.

As an active real estate investor himself, Prashant brings an owner's perspective to every transaction. His firsthand experience buying, selling and evaluating investment properties allows him to provide practical advice, structure creative deals and help clients achieve their investment goals.

Originally from Tifton, Georgia, Prashant earned his degree in Business Management from Georgia Southern University. Outside of work, he enjoys playing basketball, snowboarding, traveling and staying active.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



MASON SPIVEY

Advisor

Mason.spivey@blokkcre.com

912.675.7002

BACKGROUND

Mason Spivey is a commercial real estate advisor with a hands-on background in residential sales, construction, and hospitality. This diverse foundation gives him a grounded understanding of how properties function—structurally, commercially, and from a real-world, customer-facing standpoint.

A former collegiate baseball player at Georgia College & State University, Mason brings a competitive, disciplined mindset rooted in hard work and persistence. Outside of real estate, he enjoys working out and staying active, carrying that same drive into every client relationship.

EDUCATION

Georgia College & State University
BS Financing and BBA Marketing