

FOR SALE OR LEASE

± 7,600 SF COMMERCIAL BUILDING - RINCON, GA

501 NORTHRIDGE DR
RINCON, GA 31326

Jordan Kim

Principal

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Mason Spivey

Advisor

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PROPERTY SUMMARY

± 7,600 SF COMMERCIAL BUILDING FOR SALE OR LEASE

501 Northridge Dr Rincon, GA 31326

Blokk Commercial Real Estate is pleased to present 501 Northridge Dr. Rincon, GA available For Sale or Lease — a ±7,600 SF commercial building positioned in one of the fastest-growing corridors in the Rincon submarket. Situated on ±1.03 acres with 34 dedicated parking spaces, the site comfortably accommodates most retail and small restaurant operations, and the building's layout also lends itself to reconfiguration for multi-tenant use, offering investors added flexibility for income diversification. With ±37,700 VPD along Hwy 21, strong visibility along a high-traffic corridor, and just steps from established retail anchors like Kroger, Walmart, and Lowe's, this is a rare opportunity in a high-growth market. The property is also positioned directly across from The Shoppes of Northridge, a newly developed ±43,000 SF commercial facility along Capitol Dr anticipated to bring additional retail and restaurant offerings to the surrounding area, further enhancing the property's visibility and long-term potential. Please inquire for more information.



INVESTMENT HIGHLIGHTS



± 7,600 SF commercial building



± 1.03 Acres



Zoned B-2



34 dedicated parking spaces



Reconfigurable for multi-tenant use



± 37,700 VPD along Hwy 21



Steps from established retail anchors: Kroger, Walmart, Lowe's



High-growth Rincon submarket location

PROPERTY OVERVIEW

21

Northridge Dr

Capitol Dr

± 1.03 Acres

± 7,600 SF
commercial
building



Freedom
Park

43,000 SF
Commercial
Facility

EDGE
Air Conditioning & Refrigeration

Capitol Dr

Prosperity Dr

Northridge Dr

HWY 21 (VPD ± 37,700)

SITE

SITE RETAILERS

LOWE'S

Kroger

TRACTOR
SUPPLY CO.

JALAPEÑO
DOMINO'S

CHIPOTLE

STARBUCKS
COFFEE

CVS

Arby's

Rico
Zeno

Advance
Auto Parts

goodwill
DOLLAR TREE
HARBOR FREIGHT

Walmart

CAR
WASH
SHINE-N-GO

HUDDLE
HOUSE

TRUIST

W

RINCON
CHEVROLET

FARMERS
home
FURNITURE

Aaron's

UNITED STATES
POSTAL SERVICE



SITE



INTERIOR PHOTOS



DEMOGRAPHICS



Population

- 1 mile: 16,100
- 3 miles: 30,600
- 5 miles: 59,000



Household Income

- 1 mile: \$80,600
- 3 miles: \$87,100
- 5 miles: \$88,400

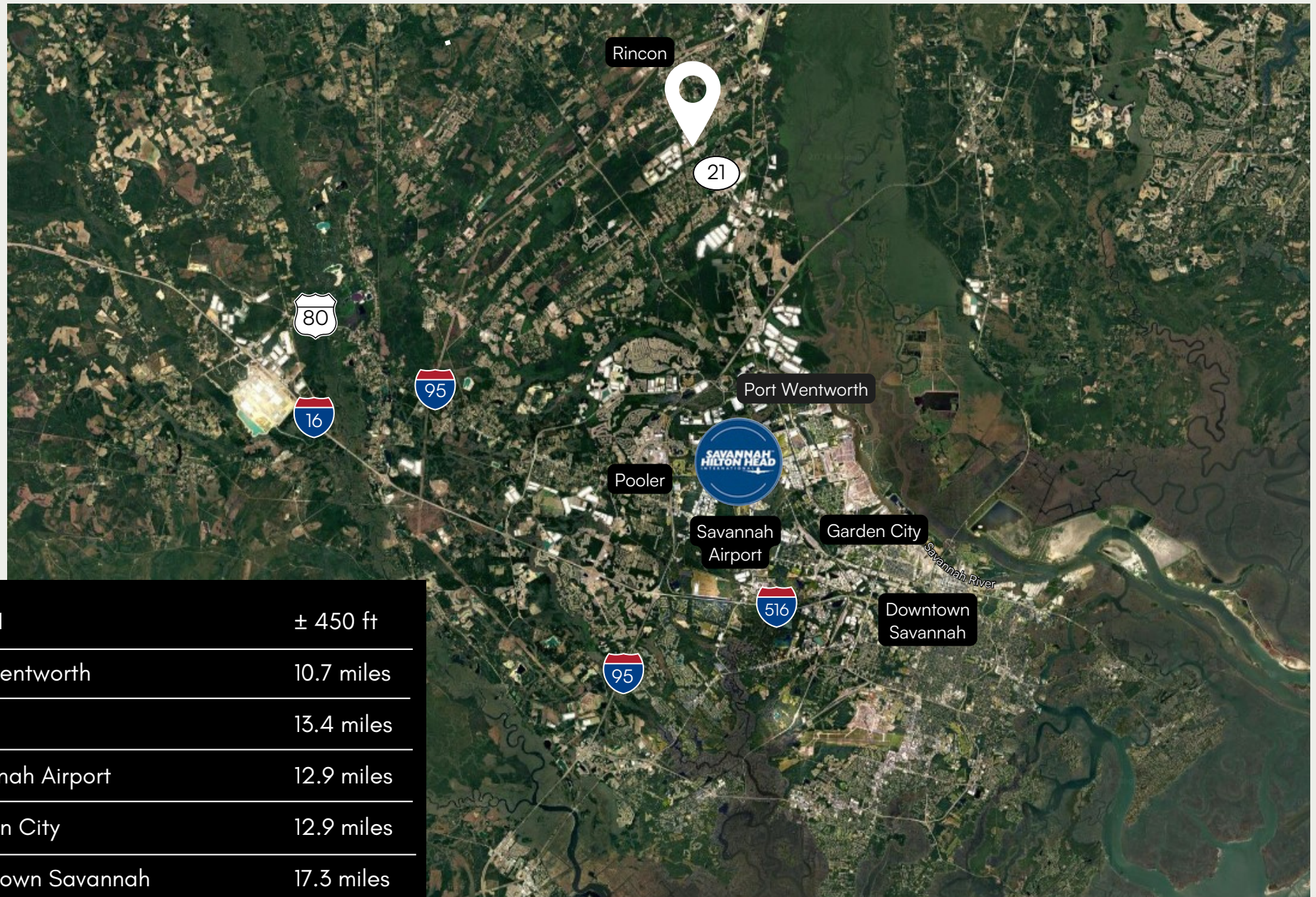


Age Demographics

- 1 mile: 36 Median Age
- 3 miles: 36 Median Age
- 5 miles: 36 Median Age



LOCATION OVERVIEW



BIO/CONTACT



Jordan Kim

Principal

jordan.kim@blokkcre.com

912.667.5887

BACKGROUND

Jordan Kim is the President of Blokk Commercial Real Estate (BCRE) and an active investor with deep roots in the Savannah commercial real estate market. He began his career at NAI Mopper Benton as a commercial real estate advisor, where he developed a strong understanding of the Greater Savannah area, its submarkets, and the forces driving local growth. He later joined Meybohm Commercial Properties, specializing in retail investment and development sales, further refining his expertise in deal structure, site selection, and value creation.

In 2022, Jordan founded Blokk Commercial Real Estate with a vision to build a Savannah-based firm known for execution, market intelligence, and results. Under his leadership, Blokk has completed over 200 transactions with total volume exceeding \$300 million, becoming a trusted advisor to investors, developers, and business owners throughout Coastal Georgia.

Blokk has served as the master broker for Tidal Wave Auto Spa and has represented clients in transactions both locally and nationwide, while maintaining a strong focus on Savannah's evolving landscape. The firm is highly active in industrial, retail, and land sales, playing a role in shaping the growth of one of the Southeast's most dynamic markets.

Jordan is known for his hands-on approach, straightforward communication, and ability to identify opportunity within Savannah's unique mix of historic character, expanding infrastructure, and strong economic momentum. His mission is to help clients capitalize on the city's growth while protecting their downside and positioning them for long-term success.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

BIO/CONTACT



MASON SPIVEY

Advisor

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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