

21

Center Ct Dr

FOR SALE OR LEASE

±0.79 ACRE COMMERCIAL DEVELOPMENT LOT

0 CENTER CT DRIVE
RINCON, GA 31326

Prashant Patel

Advisor

prashant.patel@blokkcre.com
229.256.3260

Traver Vliem

Advisor

traver.vliem@blokkcre.com
912.515.6060

PROPERTY SUMMARY

±0.79-ACRE COMMERCIAL DEVELOPMENT LOT | FOR SALE OR LEASE

0 Center Ct Drive Rincon, GA 31326

Blokk Commercial Real Estate is pleased to present this ±0.79-acre vacant commercial lot available for sale or lease in Rincon, GA. Situated adjacent to 201 Business Park Drive, the property offers an excellent development opportunity in one of the area's most active commercial corridors. Surrounded by an established mix of retail, medical, office, and service-oriented businesses, the site benefits from its proximity to GA Highway 21, which carries over 30,000 vehicles per day. The property offers flexibility for a variety of potential commercial uses, including retail, office, medical, professional services, and other neighborhood-serving concepts, subject to zoning and applicable approvals. Its location within an established commercial area provides convenient access to surrounding residential communities, national retailers, and major employment centers. Positioned approximately 5 miles from I-95 and 18 miles from Savannah and the Port of Savannah, this site presents an attractive opportunity for investors, developers, and owner-users looking to establish a presence in Rincon's growing commercial market.

INVESTMENT HIGHLIGHTS



±0.79 acres (±34,412 SF) of vacant commercial land



Asking price: \$250,000, with lease terms negotiable



Zoning: B-2 | Prime Commercial or Mixed-Use Potential



Located adjacent to 201 Business Park Drive within an established commercial business park



Positioned along Rincon's heavily traveled GA Highway 21 commercial corridor, carrying over 30,000 vehicles per day



Surrounded by an established mix of retail, medical, professional office, and service-oriented businesses



Potential for a variety of commercial development uses, subject to zoning and local approvals



Convenient access to national retailers including Walmart, Lowe's, Kroger, Chick-fil-A, Walgreens, Tractor Supply, and Planet Fitness



Located approximately 5 miles from I-95 (Exit 109) and 18 miles from Savannah and the Port of Savannah



Situated within the growing Rincon/Effingham County market, benefiting from continued residential and commercial development



Attractive opportunity for developers, investors, and owner-users seeking a location in an established commercial area



PROPERTY VIEWS





LOWE'S

Kroger

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

CVS
Krystal
Arby's
AutoZone

Walmart

DOLLAR GENERAL

QUEENSBOROUGH
SURCHEROS
DQ
JUST LOVE

21

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

iHeart
Dental
MARSHLAND
CREDIT UNION



24Seven
Solutions
your way

Phillips
FLOORING
CENTER

Center Ct Dr

Goshen Rd

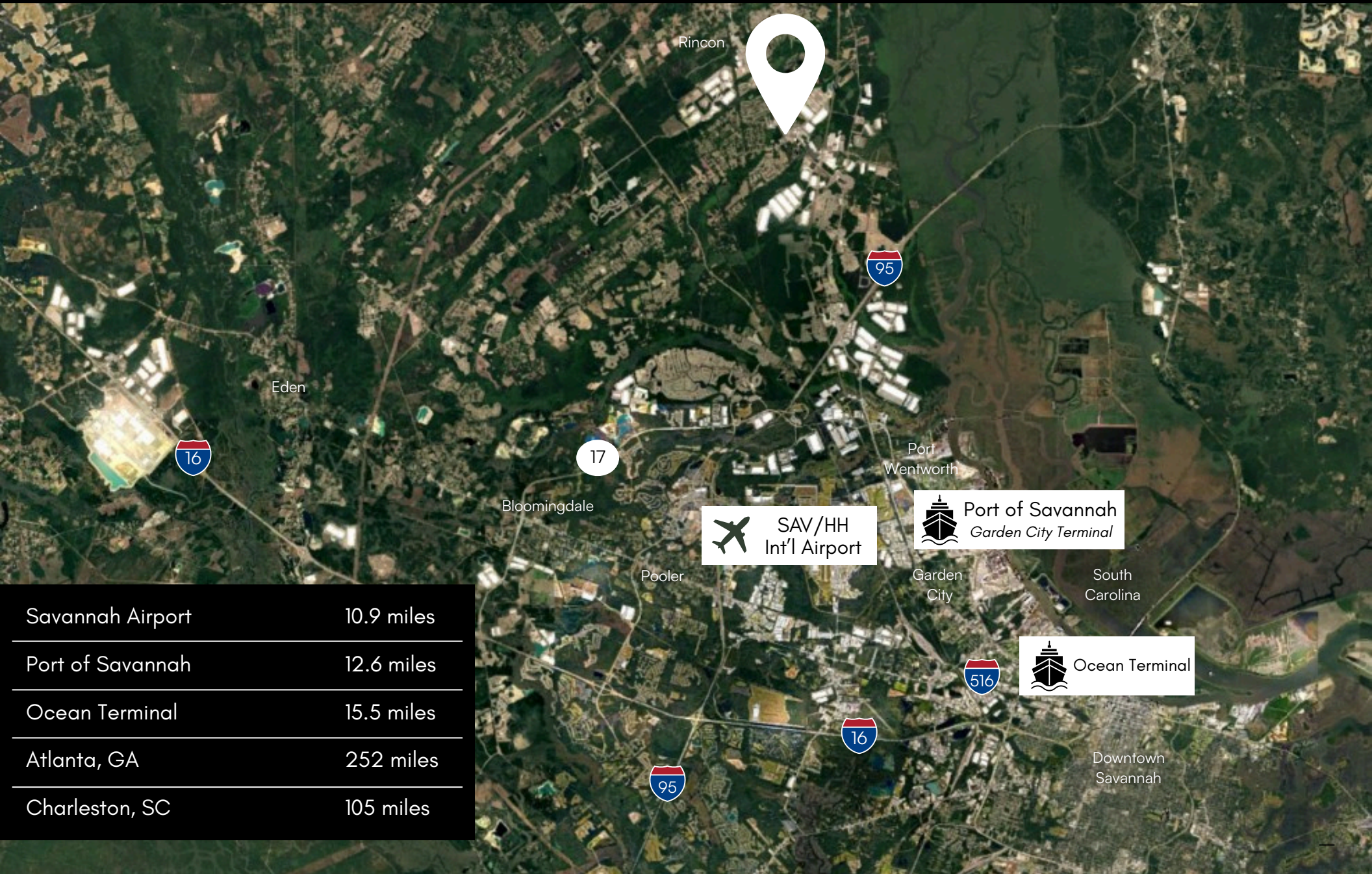
Goshen Rd Ext

Goshen Rd Ext

30,000+ VPD

SURROUNDING RETAILERS

LOCATION OVERVIEW



Savannah Airport	10.9 miles
Port of Savannah	12.6 miles
Ocean Terminal	15.5 miles
Atlanta, GA	252 miles
Charleston, SC	105 miles

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



TRAVER VLIEM

Advisor

traver.vliem@blokkcre.com

912.515.6060

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