

FOR LEASE

±626 SF COMMERCIAL OFFICE SPACE AVAILABLE

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

Prashant Patel

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PROPERTY SUMMARY

±626 SF COMMERCIAL OFFICE SPACE AVAILABLE

201 Business Park Dr Rincon, GA 31326

Blokk Commercial Real Estate is pleased to present this second-floor office suite for lease at 201 Business Park Dr, Rincon, GA 31326. The space offers a functional layout well-suited for professional offices, administrative operations, and other similar office or service-based uses. 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 is located within a well-maintained multi-tenant office building featuring elevator access and ample dedicated on-site parking, situated in a thriving business park surrounded by an established mix of professional and service-based tenants — offering a convenient and accessible location for both employees and clients.

The property benefits from its proximity to GA Highway 21, a major commercial corridor carrying over 30,000 vehicles per day, and I-95 (roughly 5 miles from Exit 109), providing convenient access to Savannah and the Port of Savannah, approximately 18 miles away. Rincon's continued growth has attracted a strong mix of national retailers and employers, including Walmart, Lowe's, Kroger, Chick-fil-A, Zaxby's, Walgreens, Tractor Supply, Planet Fitness, and more.

INVESTMENT HIGHLIGHTS

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**Competitive NNN lease:
\$900/month + NNN**



**±626 SF available for lease in a
well-maintained, multi-tenant
office building**



**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**



PROPERTY VIEWS





Room 1

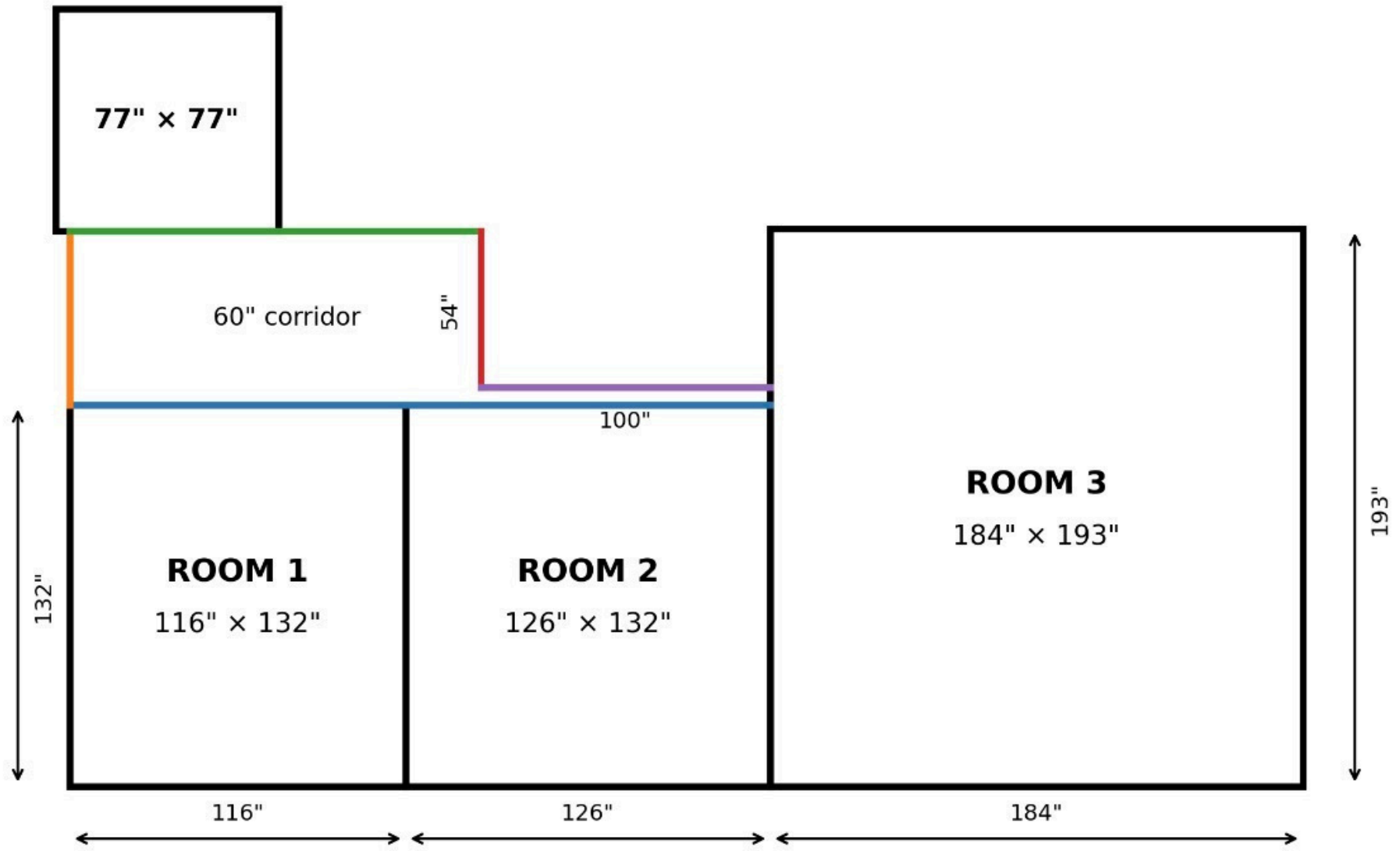


Room 2



Room 3

FLOORPLAN





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

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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

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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