

**THE VIRO GROUP™**

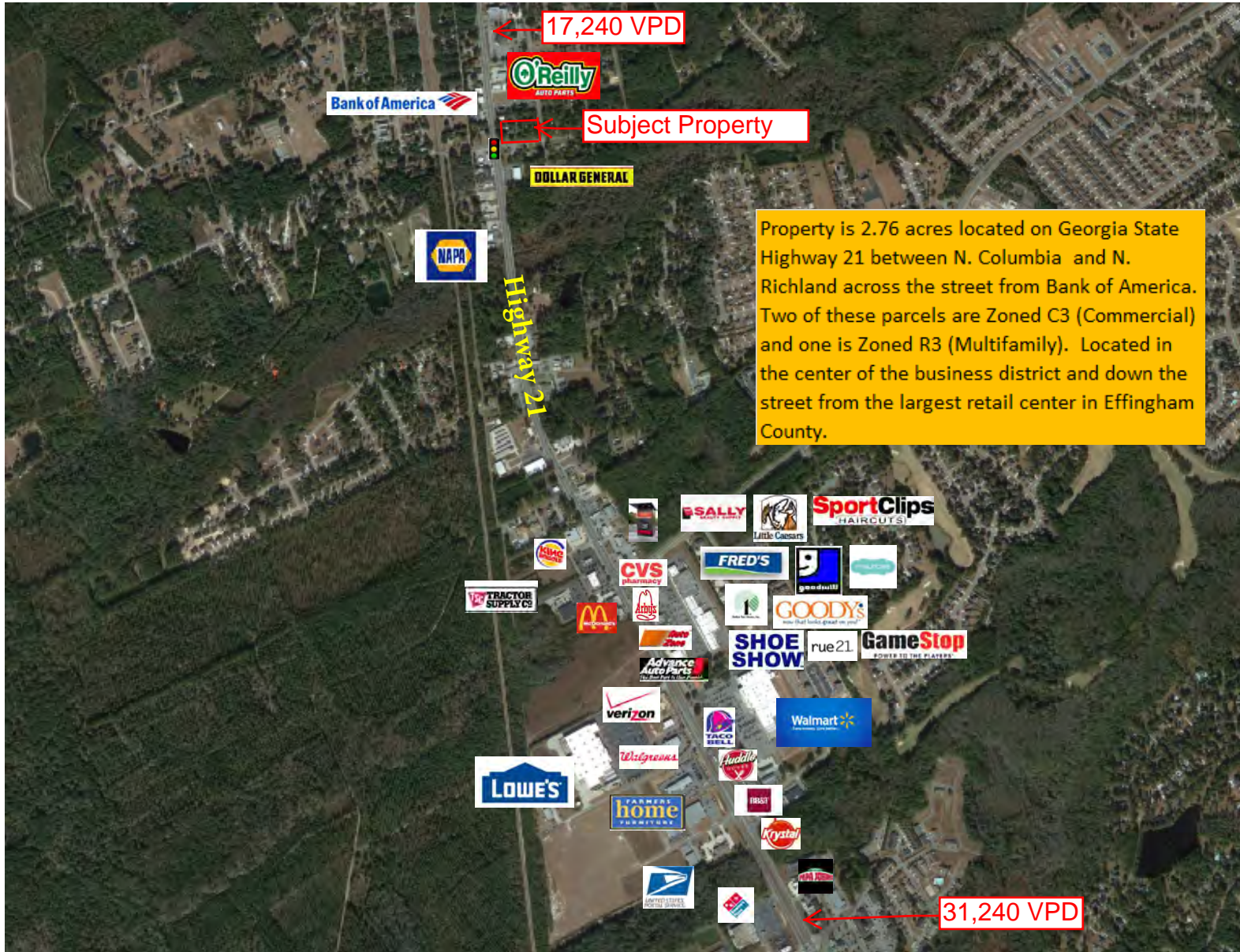


# 9 Richland Ave, 110 Columbia Ave, Rincon, GA

Latitude 32.290485

Longitude -81.232821

Tax Map R2070058, R2070058C00 and R2070060



Property is 2.76 acres located on Georgia State Highway 21 between N. Columbia and N. Richland across the street from Bank of America. Two of these parcels are Zoned C3 (Commercial) and one is Zoned R3 (Multifamily). Located in the center of the business district and down the street from the largest retail center in Effingham County.

720 St. Sebastian Way, Suite 4  
Sutherland Mill  
Augusta, GA 30903  
[www.thevireogroup.com](http://www.thevireogroup.com)

For Information Contact:  
Julie Teague, CPM, CCIM, LEED GA  
706.426.4150  
[julie@thevireogroup.com](mailto:julie@thevireogroup.com)



# 9 Richland Ave and 110 Columbia Rd, Ricon, GA

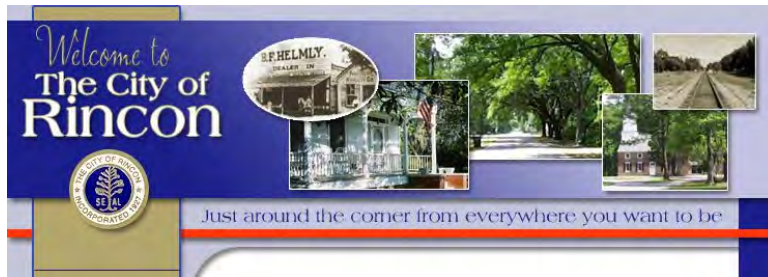
Latitude 32.290485  
Longitude -81.232821  
Tax Map R2070058, R2070058C00 and R2070060



720 St. Sebastian Way, Suite 4  
Sutherland Mill  
Augusta, GA 30903  
[www.thevireogroup.com](http://www.thevireogroup.com)

For Information Contact:  
Julie Teague, CPM, CCIM, LEED GA  
706.426.4150  
[julie@thevireogroup.com](mailto:julie@thevireogroup.com)

# RINCON OVERVIEW



The City of Rincon is part of the Savannah Metropolitan Area which consists of Chatham County, Effingham County and Bryan County. Rincon is the business and largest retail center in Effingham County. Georgia State Highway 21 runs through Rincon leading north 7 miles to Springfield, Effingham County Seat and South 18 miles to Savannah and is located 10 miles from the Savannah International Airport.

## BUSINESS & INDUSTRY

Largest employers	Number of employees
Memorial Health	4,583
Gulfstream Aerospace	4,300
St. Joseph's Chandler Hospital	3,800
International Paper	1,800
Wal-Mart	1,675
Georgia-Pacific Savannah River Mill	1,461
Georgia Ports Authority	1,100

\* source City-Data.com

## EDUCATION

- \* Higher Education: Savannah College of Art & Design, Savannah Technical College, Savannah State University, South University, Armstrong Atlantic State University, Georgia Southern University
- \* 1 Private Schools serving 48 students
- \* 13 Effingham County Public Schools serving 11,533 students

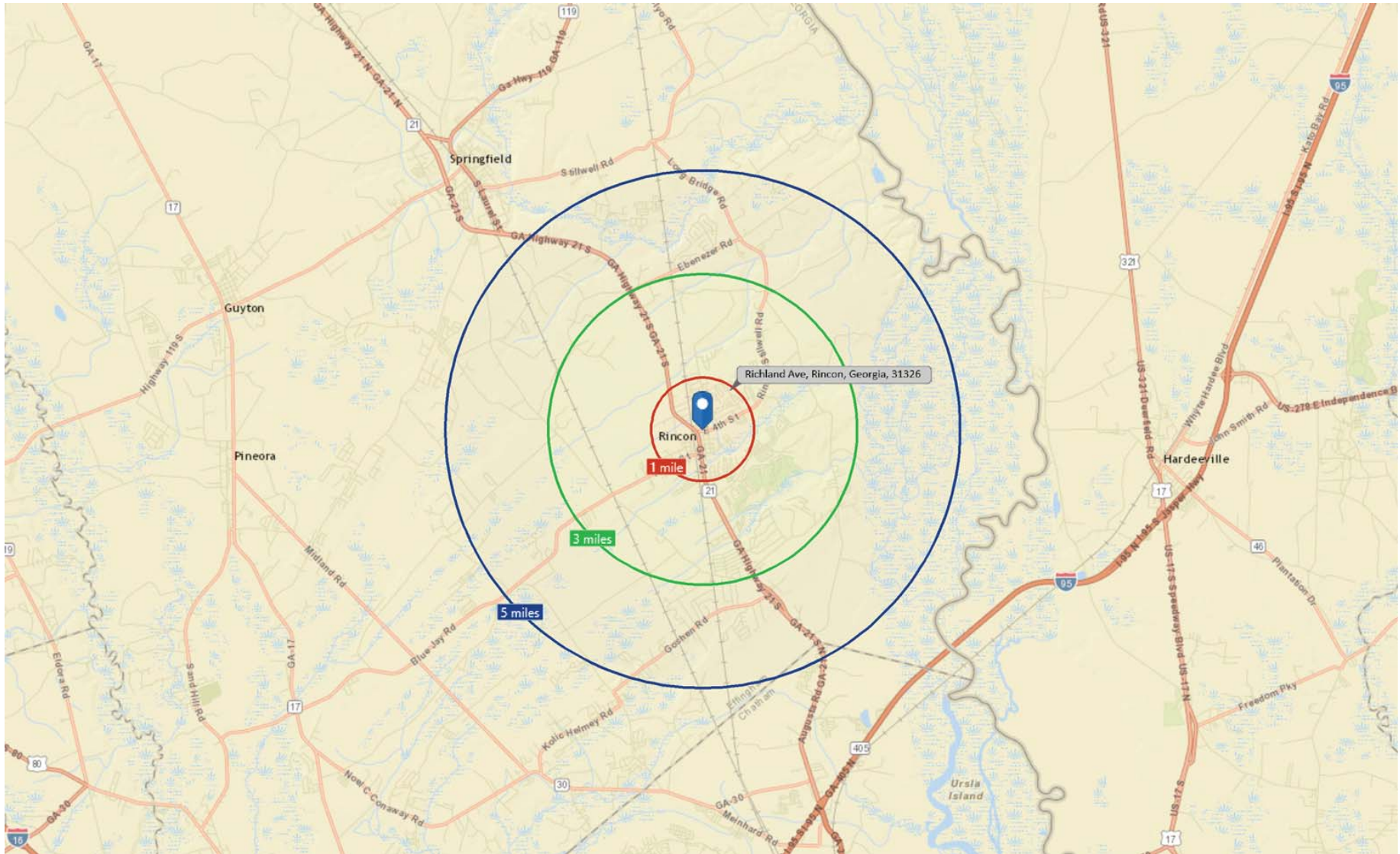
\* source Effingham County Schools



Demographics	1 Mile	3 Mile	5 Mile
2015 Population	4,303	14,604	22,291
2015 Median Age	34.8	35	35.2
2015 Households	1,512	5,200	7,832
2015 Average Household Income	72,994	73,200	73,155



# EFFINGHAM COUNTY MSA



1, 3, 5 Mile Map

The Savannah, GA Metropolitan Statistical Area, comprising Chatham, Effingham, and Bryan Counties. As of the 2010 Census, the area had a population of 379,199.