

FOR LEASE - Under Construction



Property Details

Building Size: ±13,500 SF
Available Space: ±3,161 SF
Leasing Rate: varies on location
Unit size: 1,500 SF and up
Dark Shell Delivery
Estimated Turnover: March 2026
TI Allowance: \$25 / SF

Property Highlights

Secure your retail space at this brand-new center, conveniently situated right off I-95 and HWY 21. Benefit from the flexibility of customizable square footage in a contemporary, newly constructed building designed to meet all your business needs.

- 290ft of frontage on Highway 21
- 15 hotels within a 1 mile radius
- Drive-thru space available
- 30,000+ residential units in the pipeline

Morgan Sheffield

REALTOR®

C: 912-665-3247 | O:912-233-6000

msheffield@baystreetrealtygroup.com

baystreetrealtygroup.com

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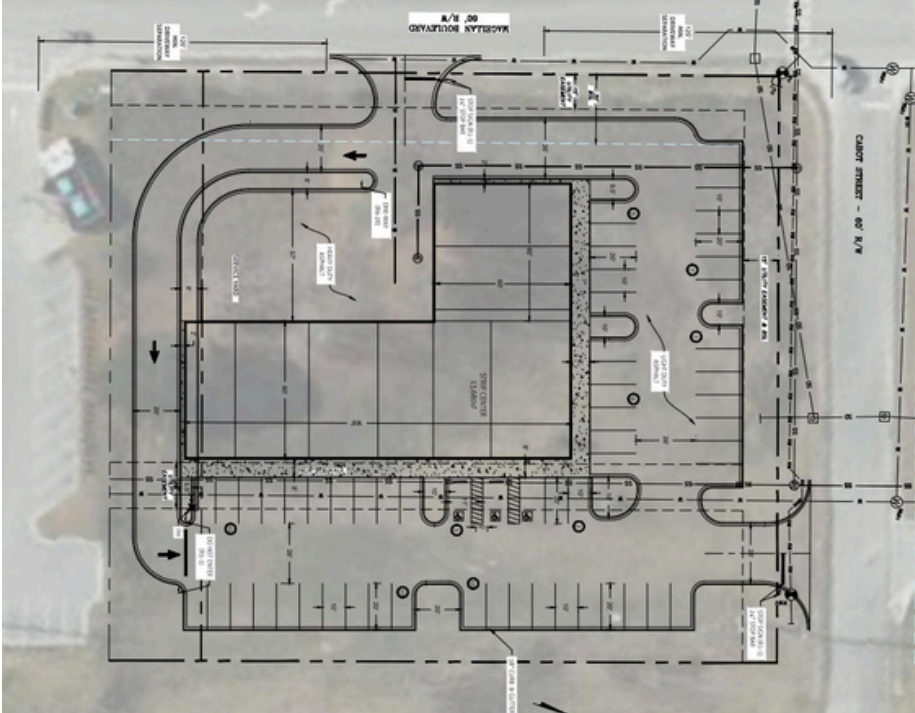
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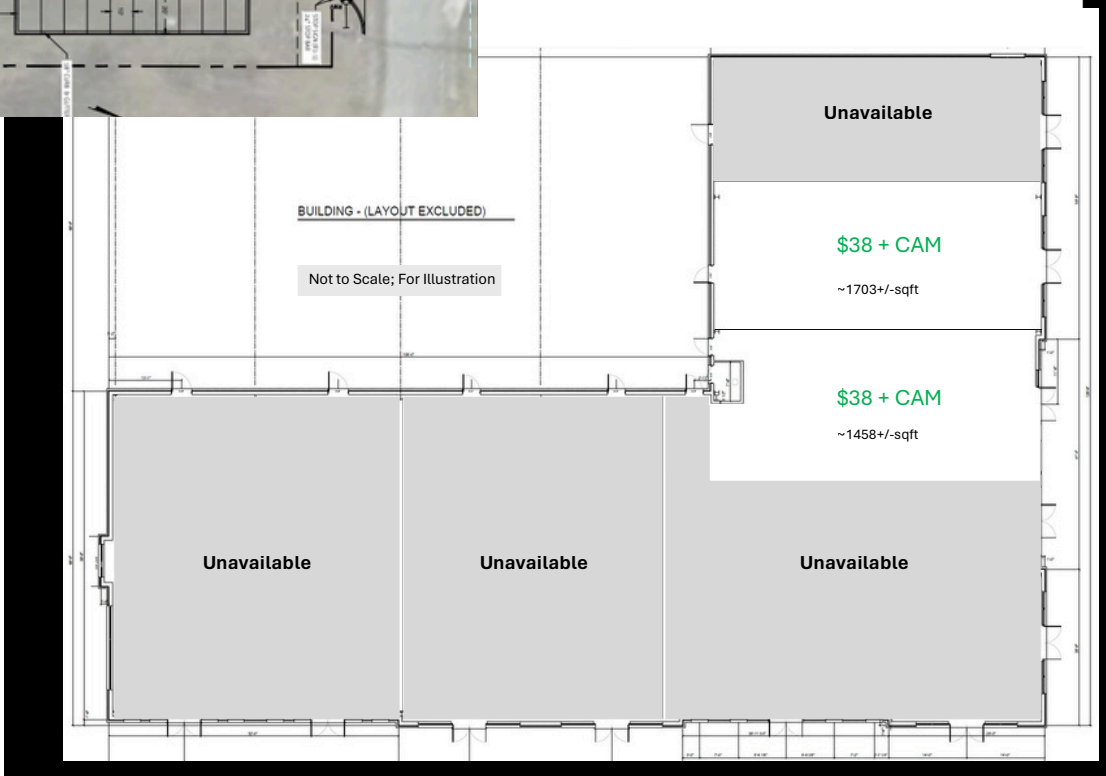
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Site Plan



Unit Layout

Traffic Counts	
I-95:	60,800 VPD
Hwy 21:	35,700 VPD
Hwy 30:	12,700 VPD



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