

# 413 N. COLUMBIA AVENUE

RINCON, GA 31326

## PROPERTY HIGHLIGHTS

- +/- 1,380 SF
- Ample Parking
- Visibility on N. Columbia Avenue

## TRAFFIC COUNTS

## VEHICLES / DAY

| TRAFFIC COUNTS     | VEHICLES / DAY |
|--------------------|----------------|
| N. Columbia Avenue | 22,300         |

## DEMOGRAPHICS

## 1 MILE

## 5 MILES

## 10 MILES

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 1,212    | 8,954    | 26,113   |
| Total Population  | 3,335    | 23,152   | 69,531   |
| Average HH Income | \$83,482 | \$85,896 | \$88,087 |

[Google Maps Link](#)



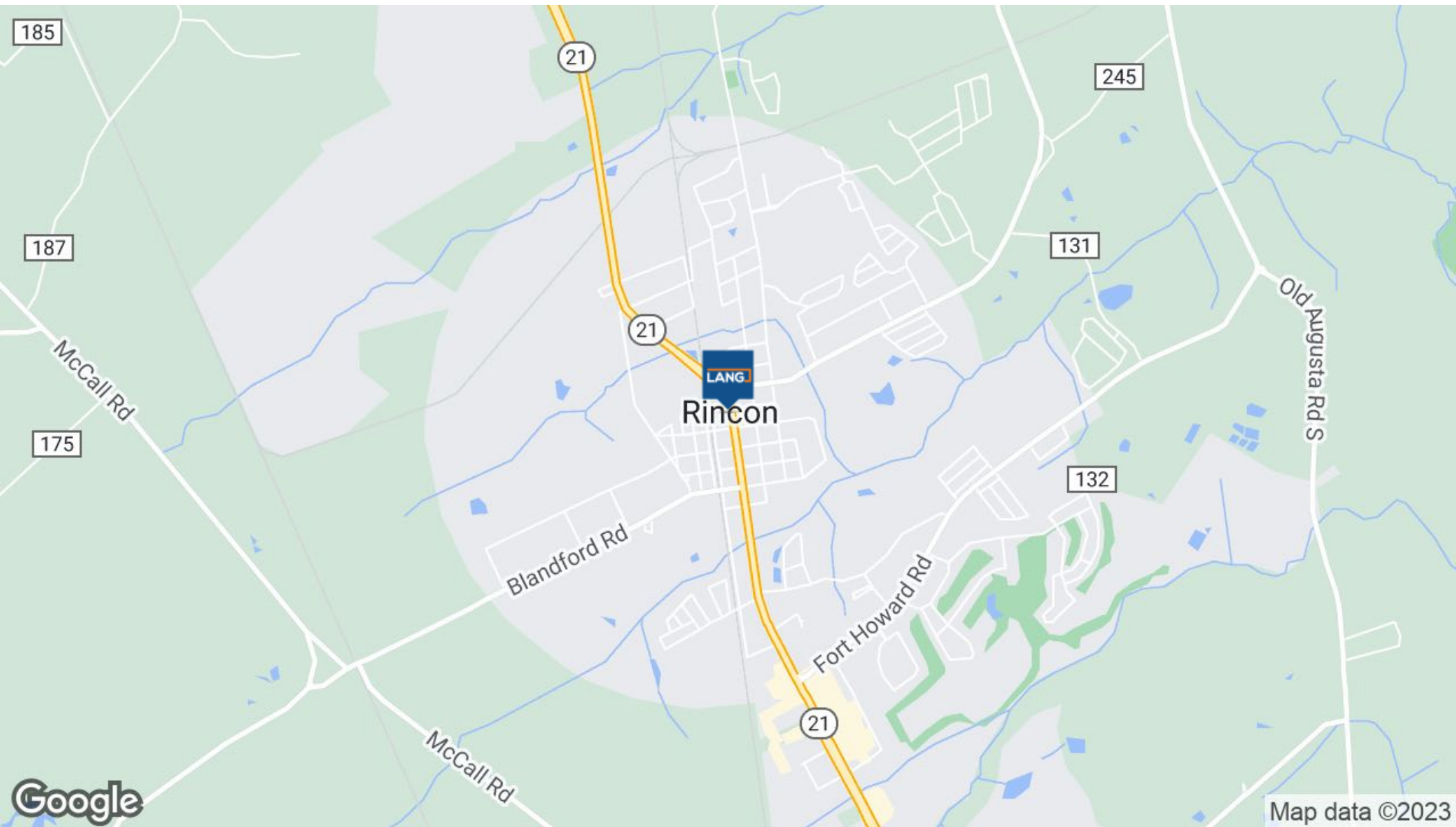
For More Information

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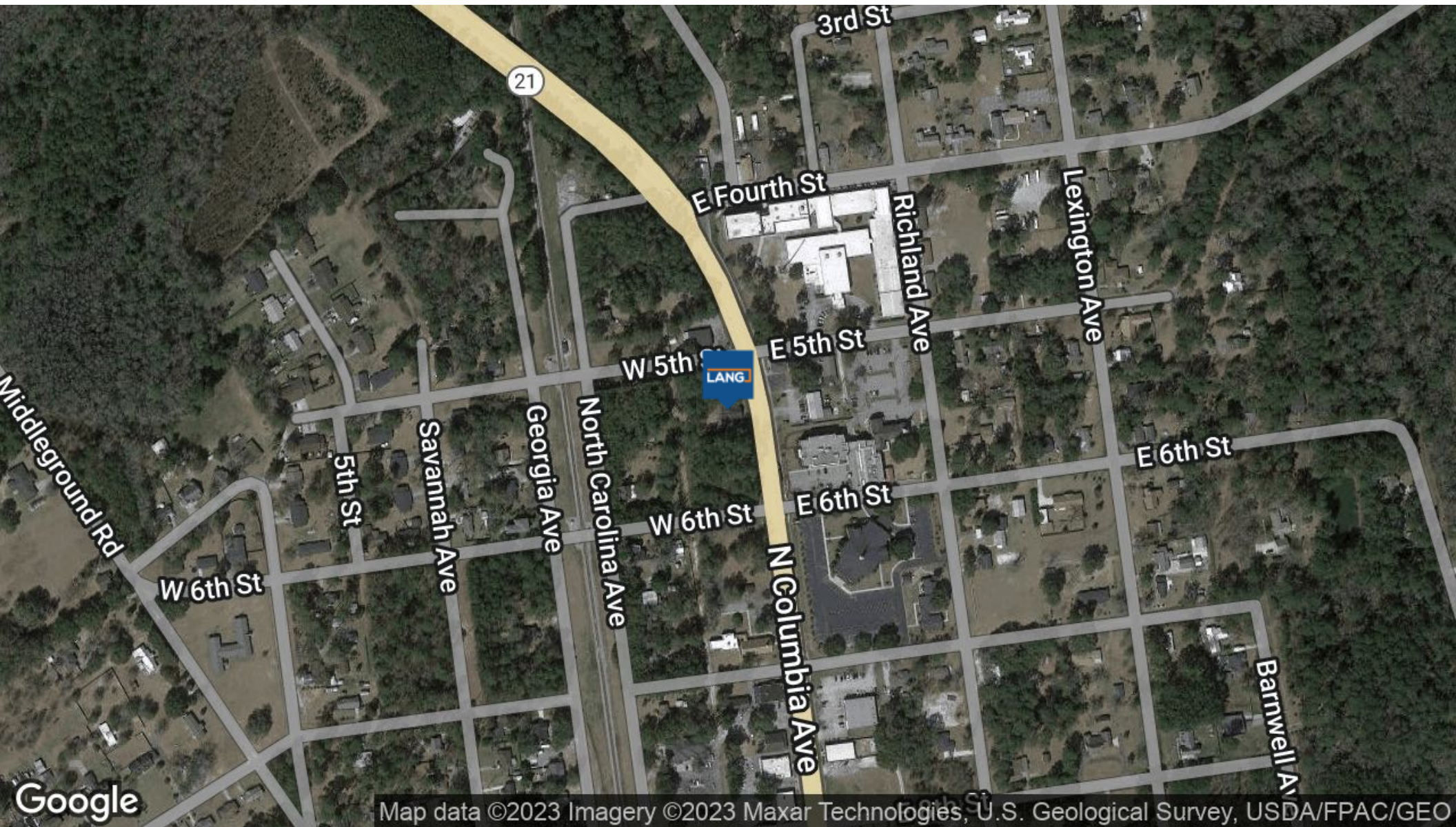
LANG REAL ESTATE SERVICES | 201 N COLUMBIA AVENUE | RINCON, GA 31326 | 912.358.1166 | LANGCRE.COM

**LOCATION MAP**

**413 N. COLUMBIA AVENUE**

RINCON, GA 31326

**LANG**



Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

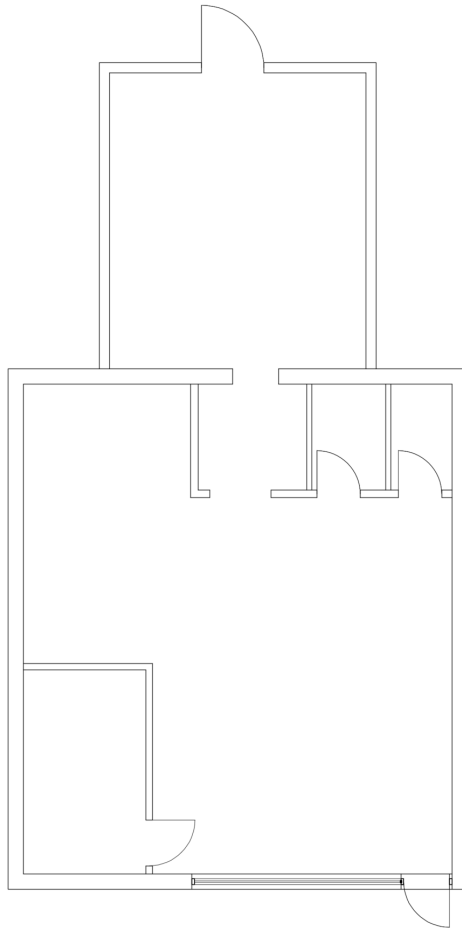
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**LOCATION MAP**



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,335  | 23,152  | 69,531   |
| Average Age          | 30.7   | 35.3    | 35.3     |
| Average Age (Male)   | 27.3   | 32.3    | 33.9     |
| Average Age (Female) | 33.8   | 37.5    | 34.7     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,212     | 8,954     | 26,113    |
| # of Persons per HH | 2.8       | 2.6       | 2.7       |
| Average HH Income   | \$83,482  | \$85,896  | \$88,087  |
| Average House Value | \$155,226 | \$184,266 | \$181,892 |

\* Demographic data derived from 2020 ACS - US Census

