Publix #1256 - The Market at Rice Hope

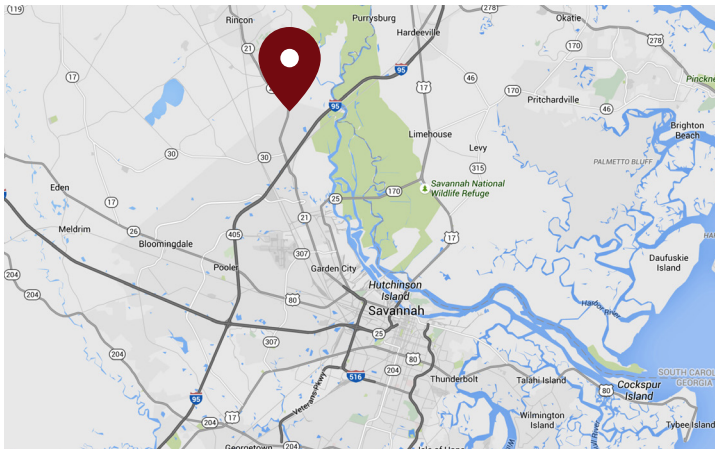
7936 GA Highway 21
Port Wentworth, GA 31407
Lat 32.206, Long -81.200

GROUND LEASE

1,200 SF & 2 OP'S AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center Located on the Busy 4-Lane Highway 21, Which is the Primary Commuter Corridor for Port Wentworth and Rincon Residents into Savannah and Pooler
- Located in Booming Chatham County Where the Population and Workforce Has Doubled in the Past 10 Years and Expected to Continue
- Strategically Positioned at the Entry of Rice Hope Plantation, a Master Planned Community Entitled for Over 4,500 Residential Units Offering a 35-acre Lake for Fishing and Kayaking, Amphitheater, Fitness Center and Walking/Biking Trails
- Within 8 Miles from Port of Savannah, the 4th Largest Port in the Country and 7 Miles to Gulfstream Aerospace (13,300 Employees)
- Two Outparcels Available for Ground Lease with Excellent Visibility and Dedicated Access



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,175	11,895	37,955
Daytime Population	2,183	8,754	27,763
Total Households	1,636	4,660	14,888
Avg. HH Income	$86,343	$99,052	$106,513

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Dylan Silverman

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
6	Publix	45,600
1	Rice Hope Liquor	1,200
2	AVAILABLE (9/1/2027)	1,200
3	BenchMark Physical Therapy	1,200
4	Marco's Pizza	1,200
5	Delight Nails	1,200
7	AVAILABLE (12/1/2026)	1,200
8-9	Hanami Japanese Cuisine	2,400
10	Great Clips	1,200
OP1	AVAILABLE	±1.39 AC
OP2	Express Oil Change	±1.10 AC
OP3	AVAILABLE	±1.36 AC
OP4	McDonald's	±1.35 AC

TOTAL 56,400

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
142,700

EST. # OF VISITS ANNUALLY
998,900

AVG. VISITS / CUSTOMER
7.0

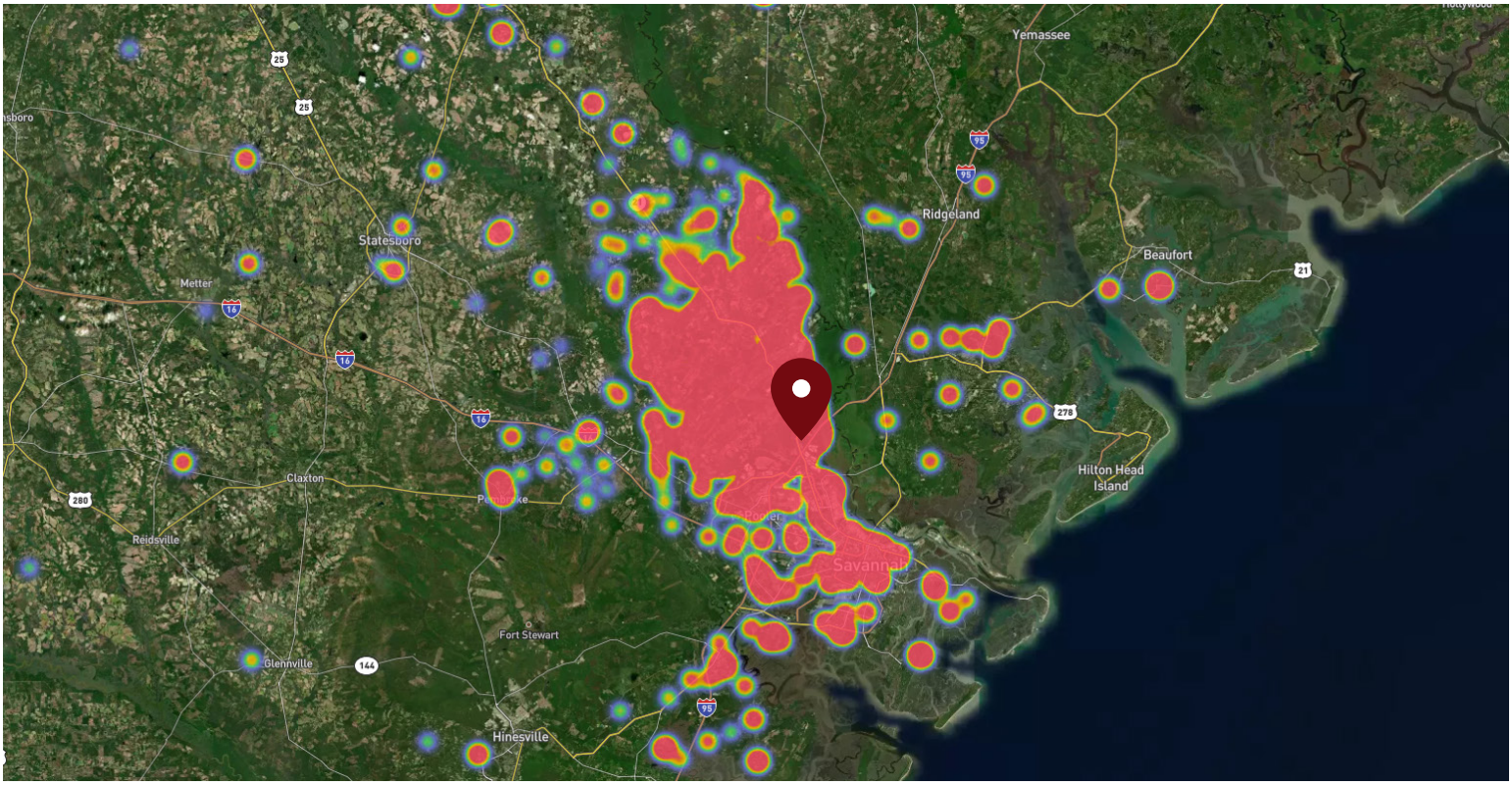
AVG. LENGTH-OF-STAY / VISIT
24 Min

TOP 3 DAYS	# OF VISITS
Saturday	164,313
Sunday	157,715
Friday	146,958

TOP 3 HOURS	# OF VISITS
5-6 PM	149,790
4-5 PM	144,205
6-7 PM	138,272

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2025 - March 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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