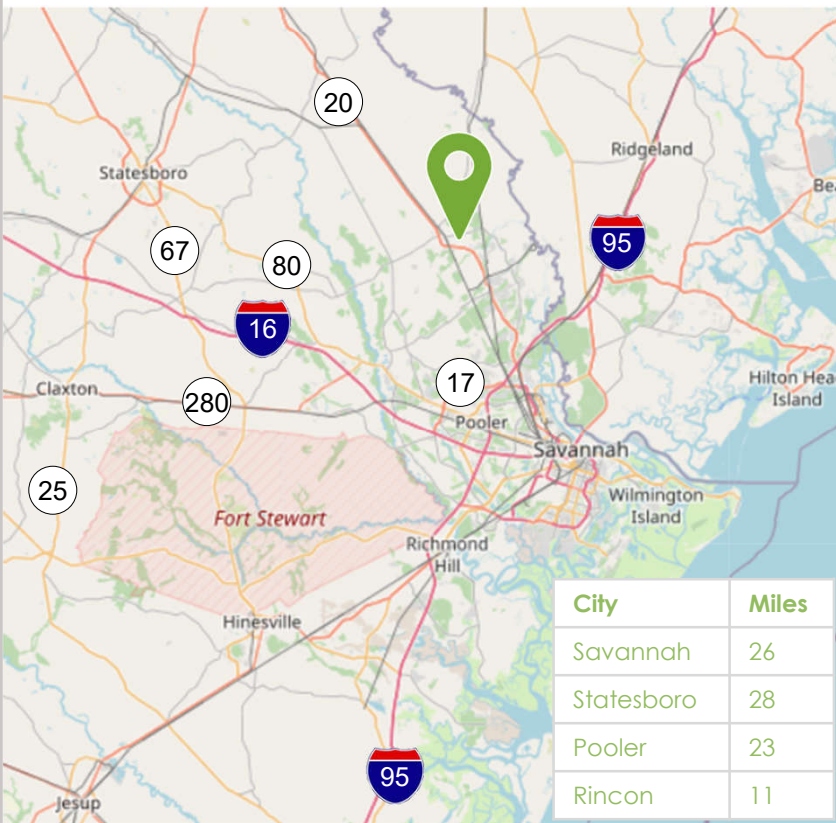


# FORMER BURGER KING BUILDING

1262 Highway 21 South | Springfield, GA 31329 | Effingham County



## FOR LEASE

The freestanding building is centrally located between Savannah, Statesboro and Pooler. It is a 20-30 minute commute to Savannah, with many commuters moving to Effingham County to enjoy a lower cost of living. Burger King's pre-covid sales were \$1.7 million per year.

## HIGHLIGHTS

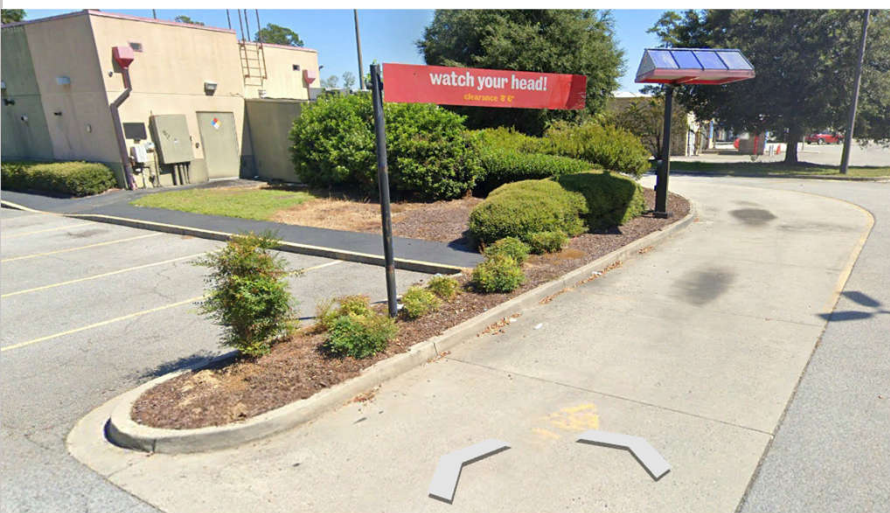
Available	FOR LEASE
Building GLA:	2,622
Acres:	1.19 ±
Zoning:	B-1
Year Built:	2007
Drive-Thru:	Single Drive w/Window
Signage:	Pole Sign



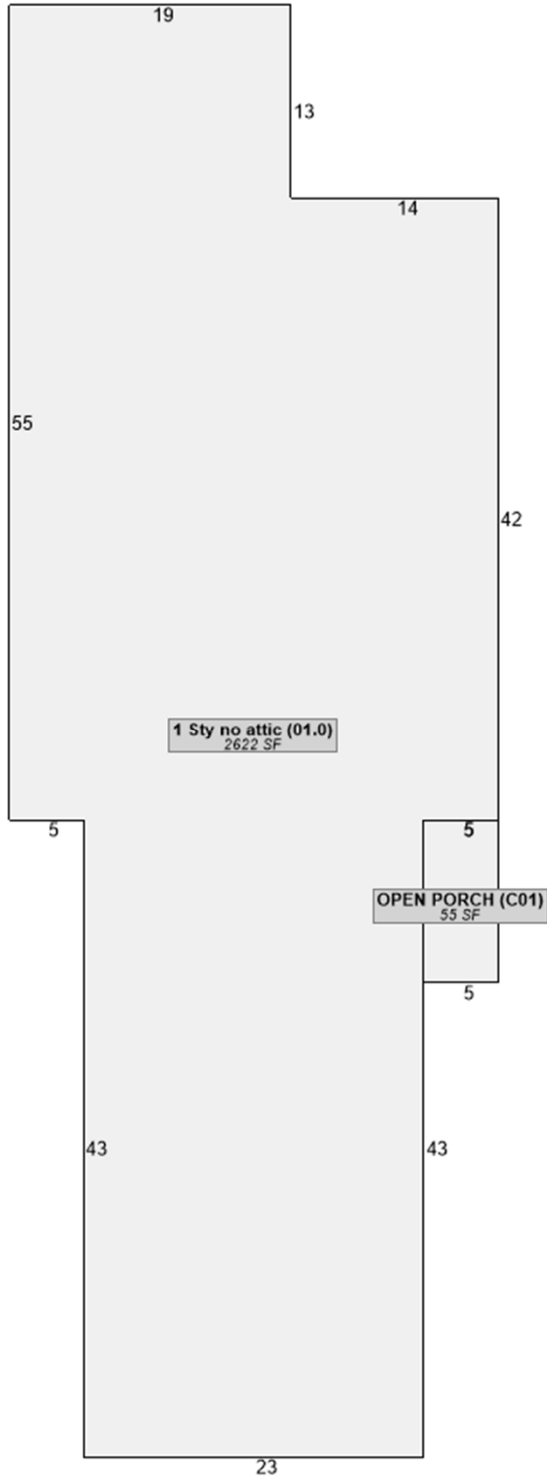
SHANNON SHUMAN MARTIN  
404.312.4305  
shannon@retailleasingadvisors.net  
www.retailleasingadvisors.net

# FORMER BURGER KING BUILDING

1262 Highway 21 South | Springfield, GA 31329 | Effingham County



Lease Outline Drawing



# FORMER BURGER KING BUILDING

1262 Highway 21 South | Springfield, GA 31329 | Effingham County



## DEMOGRAPHICS

	10 Miles	Effingham Co.
Population	54,960	71,979
Households	17,507	25,778
Average HH Income	\$119,600	\$115,998
Daytime Population	41,951	53,354

## DRIVE TIME

	15 Min	30 Min
Population	43,528	121,179
Households	10,942	44,520
Average HH Income	\$132,100	110,320
Daytime Population	33,279	103,899

**LATITUDE | LONGITUDE**  
32.379250 | -81.325360

**TRAFFIC COUNTS**  
21,300 AADT East along Highway 21  
15,400 AADT West along Highway 21

# FORMER BURGER KING BUILDING

1262 Highway 21 South | Springfield, GA 31329 | Effingham County



Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments.

We provide individual attention to our Landlords, Developers and the Communities we serve. And pride ourselves on being a small firm with the reach and resources of a large firm.

Visit Us At [RetailLeasingAdvisors.net](http://RetailLeasingAdvisors.net)