

# FOR LEASE

Ground Lease  
Divisible

## Retail Development Opportunity - 50K VPD Intersection

1608 Fair Rd, Statesboro, GA, 30458

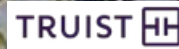


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# Property Summary

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## The Offering

**GL:** \$100,000/acre

**Lot Size:** .5 -1 acres for retail

**VPD:** 50K+

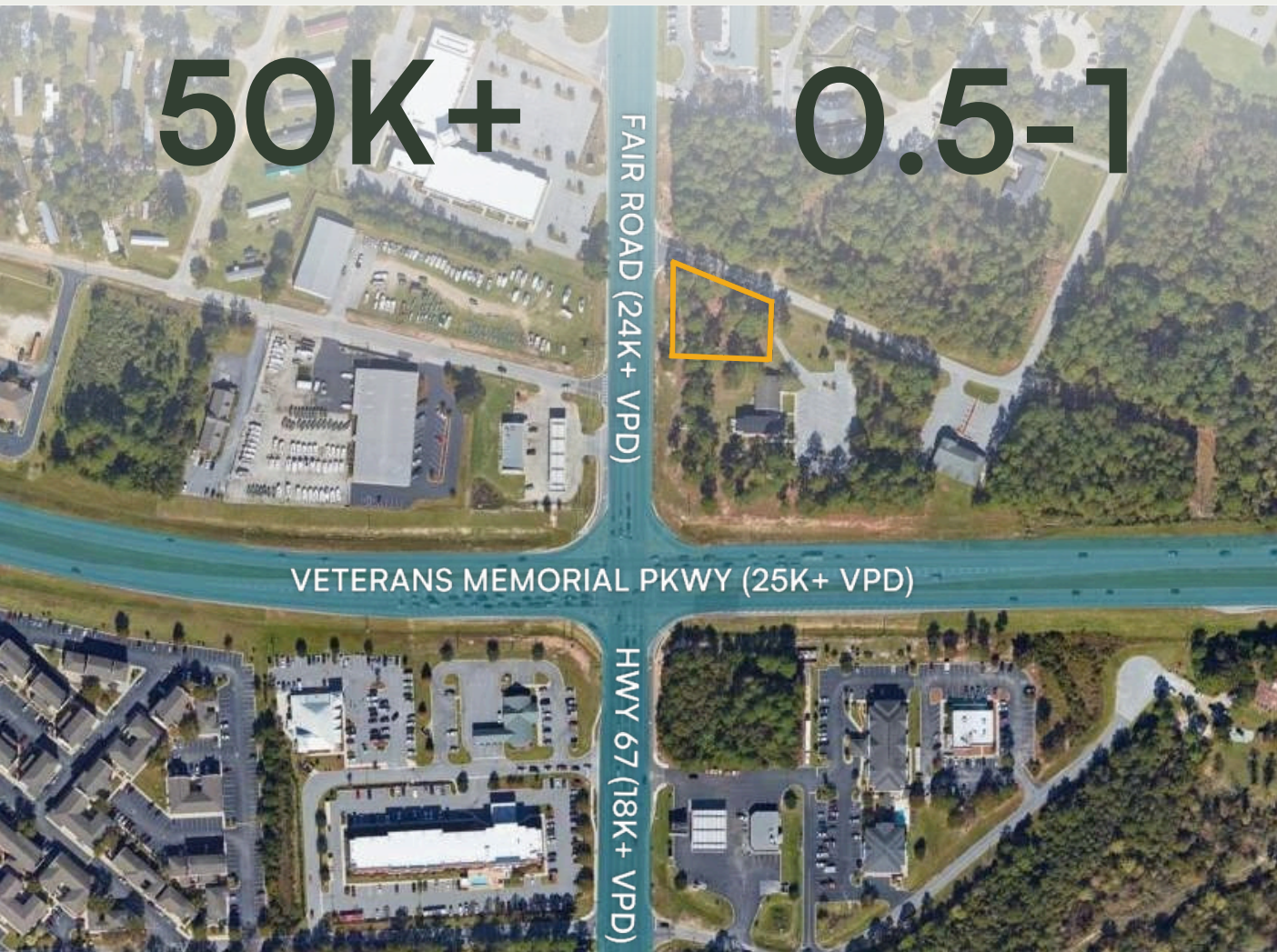
## Property Overview

Blokk Commercial Real Estate is pleased to present 1608 Fair Rd., a premier hard-corner property offering exceptional visibility and accessibility in Statesboro, GA.

Strategically positioned at a high-traffic intersection with 50,000 vehicles per day (VPD), this site benefits from its prime location just 1.1 miles from Georgia Southern University, home to over 17,000 students. Additionally, the property is situated only 0.4 miles from a major hospital with 142 staffed beds, further enhancing its exposure and potential customer base.

With 24,000 VPD along Fair Rd., this site ensures maximum visibility for tenants. Its proximity to major retail nodes and flexible site layout allow for customized tenant configurations, making it an ideal location for a variety of commercial uses.

# Investment Highlights



**Hard corner and excellent visibility on Fair Road (24K VPD)**



**50,000 VPD Intersection**



**Close proximity to Georgia Southern (17,000 students)**



**Close proximity to hospital with 142 staffed beds**



**Easily accessible to all major retail nodes**



**Flexible site layout to tenant's needs**

# Surrounding Retailers



# Site Zoom Retailers



# Area Development



# Demographics



## Population

- 1 mile: 20,587 3
- miles: 49,345 5
- miles: 69,924



## Household Income

- 1 mile: \$52,331
- 3 miles: \$59,264
- 5 miles: \$63,821



## Number of Households

- 1 mile: 6,278
- 3 miles: 17,391
- 5 miles: 25,165



## Daytime Employees

- 1 mile: 4,401
- 3 miles: 20,850
- 5 miles: 24,201



## Total Businesses

- 1 mile: 556
- 3 miles: 2,360
- 5 miles: 2,715

# Bio/Contact

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## **TRAVER VLIEM**

Advisor

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## **BACKGROUND**

Traver Vliem focuses in retail, industrial, residential development tracts, and investment sales across Southeast Georgia, advising clients on acquisitions, dispositions, and development opportunities. His work spans single-tenant net-leased assets, redevelopment sites, and multi-market portfolios. Originally from Texas, Traver played football at Georgia Southern University and now lives in Statesboro with his wife, Bre, and their two young children. They are active members of Compassion Christian Church and enjoy attending sporting events together. Outside of work, Traver's interests include sports, artificial intelligence, and fitness.

## **EDUCATION**

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team