



FOR SALE

U.S. HIGHWAY 19

CORPORATE NET LEASE INVESTMENT OPPORTUNITY

**1608 U.S. HWY 19 S
Leesburg, GA 31763**

Traver Vliem

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PROPERTY SUMMARY

Corporate Net Lease Investment Opportunity

1608 U.S. HWY 19 S Leesburg, GA 31763

Pricing: \$1,250,000.00

Lease Term: \$95,000/year

\$7,916.67/month NN+

VPD: 29,000+ U.S. Highway 19

Parcel Size: ± 0.62 Acres

Blokk Commercial Real Estate is pleased to present 1608 US-19, Leesburg, GA - a newly executed corporate NN+ investment opportunity leased directly to Grease Monkey International, LLC. The property is situated on 0.62 acres along Highway 19, one of Leesburg's most active retail corridors with 29,000+ VPD, and is surrounded by national co-tenants including Publix, Walgreens, Chick-fil-A, and Zaxby's. The asset features a freshly signed 15-year NN+ lease with Grease Monkey International, LLC (corporate), commencing May 2026, with four 5-year renewal options providing a potential total term through 2061. The lease includes 10% rent escalations every five years, delivering predictable, growing income with minimal landlord responsibilities. Automotive service centers, particularly quick lube and preventive maintenance concepts, represent one of the most resilient categories in the investment space - offering internet-resistant, needs-based demand driven by an aging national vehicle fleet and consistent consumer traffic. With a direct corporate tenant, long-term lease certainty, and a proven high-traffic location, this offering represents a compelling opportunity for investors seeking stable yield in a growing South Georgia market.

INVESTMENT HIGHLIGHTS

29K+
VPD

.62
ACRES



Lease Information

Leased directly to Grease Monkey International, LLC (corporate) with a freshly executed 15-year NN+ lease with four 5-year renewal options.

Lease Type

NN+ - tenant responsible for taxes, insurance, and operating expenses; landlord responsible for select structural obligations

Renewal Potential

Four 5-year renewal options providing potential total term through 2061.

Tenant Profile

Grease Monkey International, LLC is one of the nation's largest franchisors of automotive preventive maintenance centers, founded in 1978 with more than 450 locations across the United States and internationally. The brand is the flagship of Full Speed Automotive and is actively expanding nationwide, including in Georgia.

Strong Daily Traffic Count

29,000+ vehicles per day on US Highway 19, providing outstanding visibility and consumer exposure.

Surrounded by National Tenants

Publix, Walgreens, Chik-fil-A, Zaxby's, and other regional/national retailers

INVESTMENT HIGHLIGHTS



Exceptional Visibility & Frontage

Located directly on Hwy 19 with full access and high visibility

Performance

Consistent year over year sales growth

Strong Daily Traffic Count

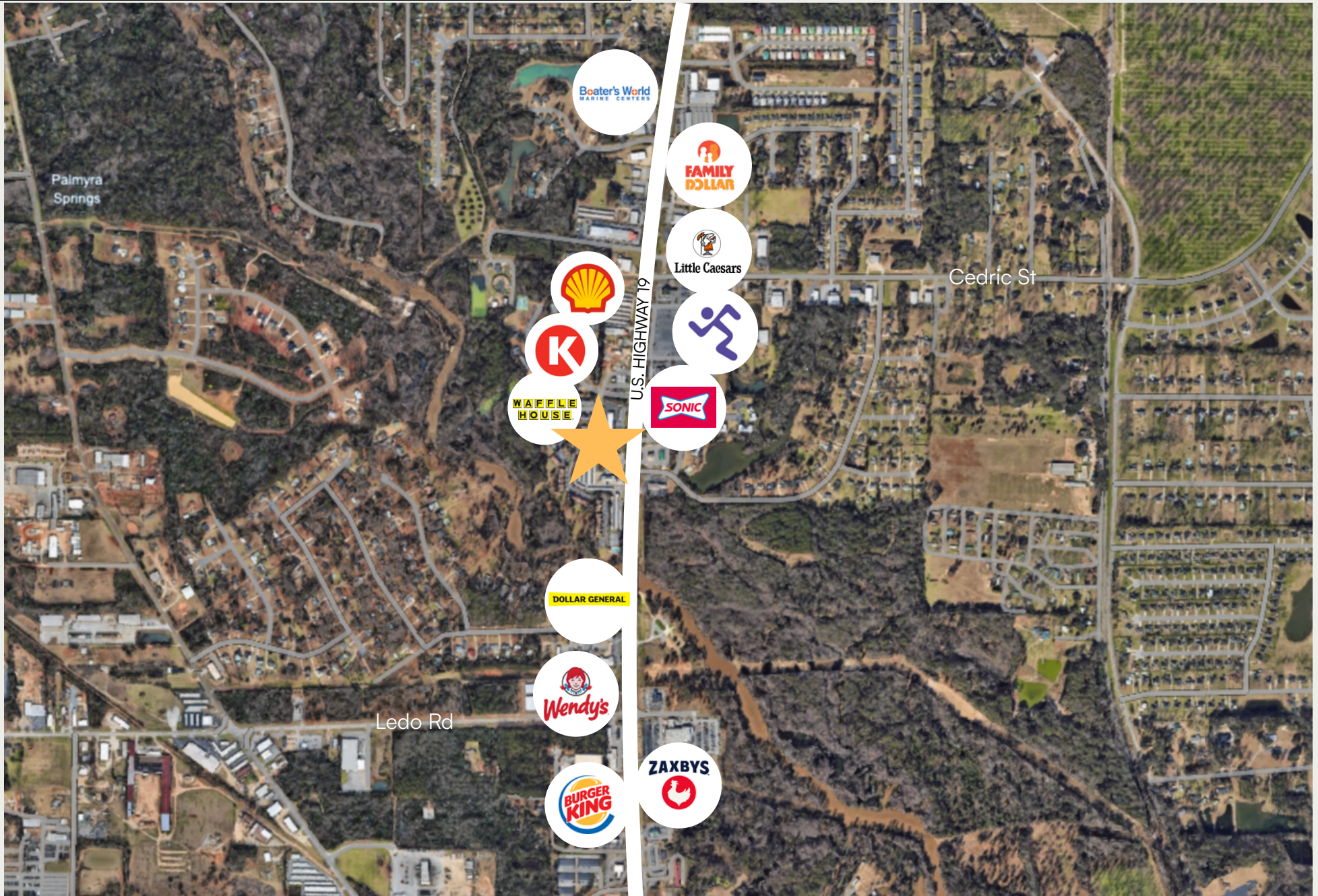
Traffic counts exceed 29,000 VPD, offering outstanding exposure



SITE ZOOM RETAILERS



SITE ZOOM OVERVIEW



DEMOGRAPHICS



Population

- 3 miles: 24,417
- 5 miles: 63,516
- 10 miles: 108,204



Household Income

- 3 miles: \$75,728
- 5 miles: \$70,003
- 10 miles: \$69,285



BIO/CONTACT



Prashant Patel

Advisor

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BACKGROUND

Prashant Patel is a commercial real estate advisor with Blokk Commercial Real Estate specializing in investment sales, retail, hospitality, multifamily and development opportunities throughout the Southeast. He works with private investors, developers and business owners on acquisitions, dispositions, leasing and investment strategy while focusing on off-market opportunities and value creation.

As an active real estate investor himself, Prashant brings an owner's perspective to every transaction. His firsthand experience buying, selling and evaluating investment properties allows him to provide practical advice, structure creative deals and help clients achieve their investment goals.

Originally from Tifton, Georgia, Prashant earned his degree in Business Management from Georgia Southern University. Outside of work, he enjoys playing basketball, snowboarding, traveling and staying active.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



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