



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: \$1,300,000.00

Lease Term: \$95,000/year

\$7,916.67/month NNN

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 NNN 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 NNN 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 NNN 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 NNN lease with four 5-year renewal options.

Lease Type

Triple Net (NNN) - tenant responsible for taxes, insurance, and operating expenses.

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

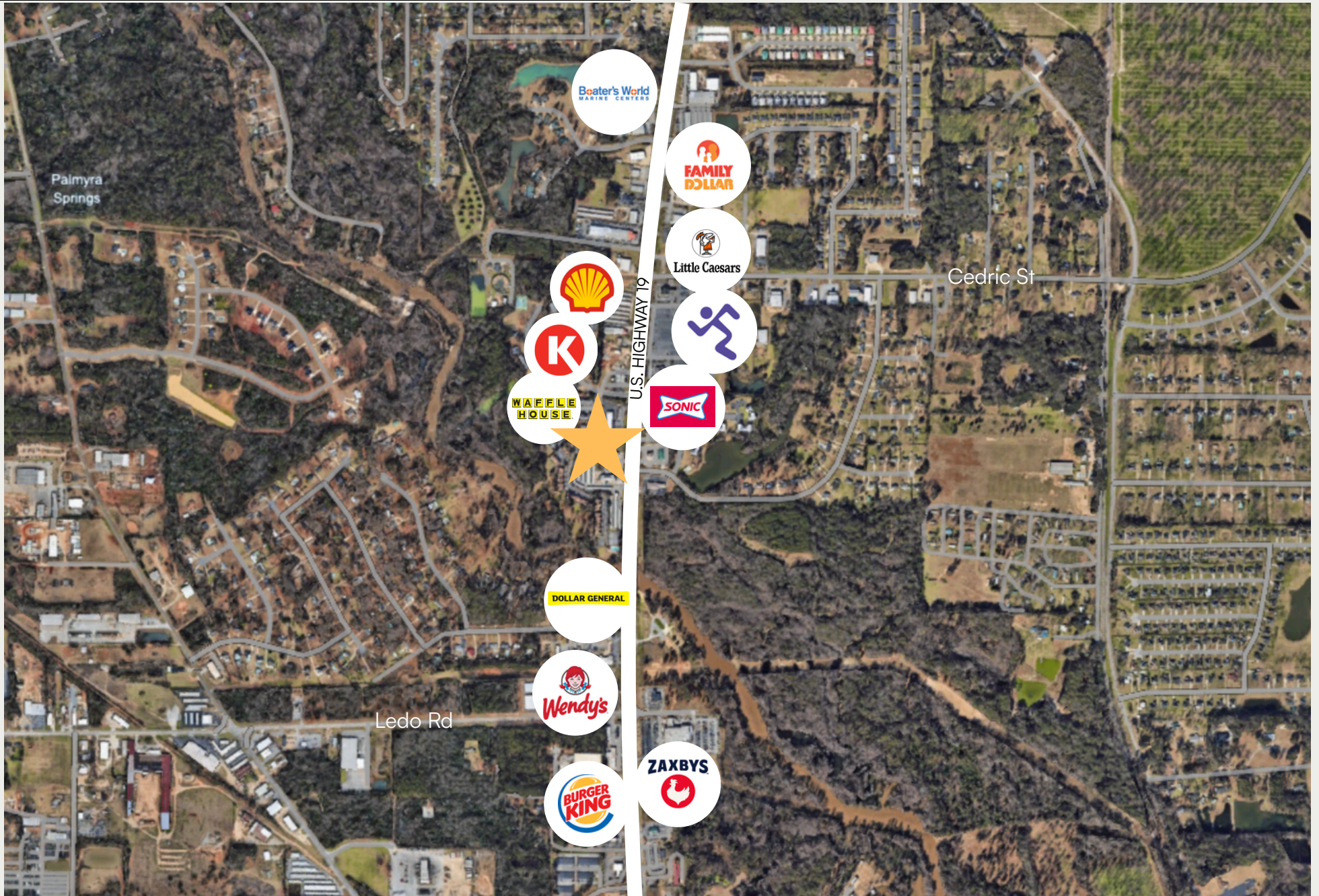
Traffic counts exceed 29,000 VPD, offering outstanding exposure



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 began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

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