

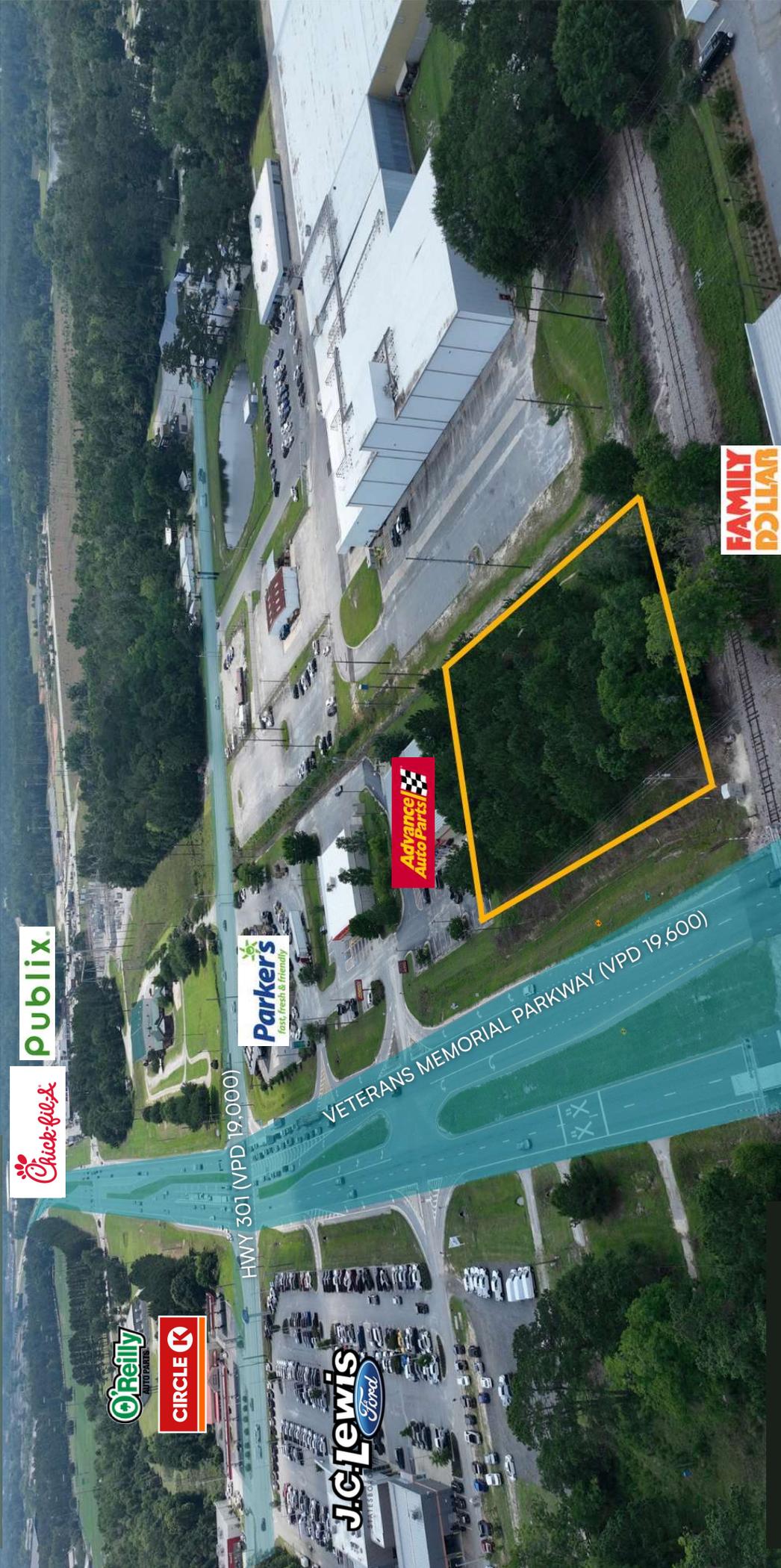
FOR SALE

1.06 Acres

Versatile MX Zoning
(Mixed-Use)

Development Site - High Growth Corridor

20 Veterans Pl, Statesboro, GA 30458



For more information
please contact:

Prashant Patel
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Traver Vliem
912.515.6060
traver.vliem@blokkcre.com

Property Summary

The Offering

Pricing: \$475,000

Lot Size: 1.06 Acres

VPD: 31K+

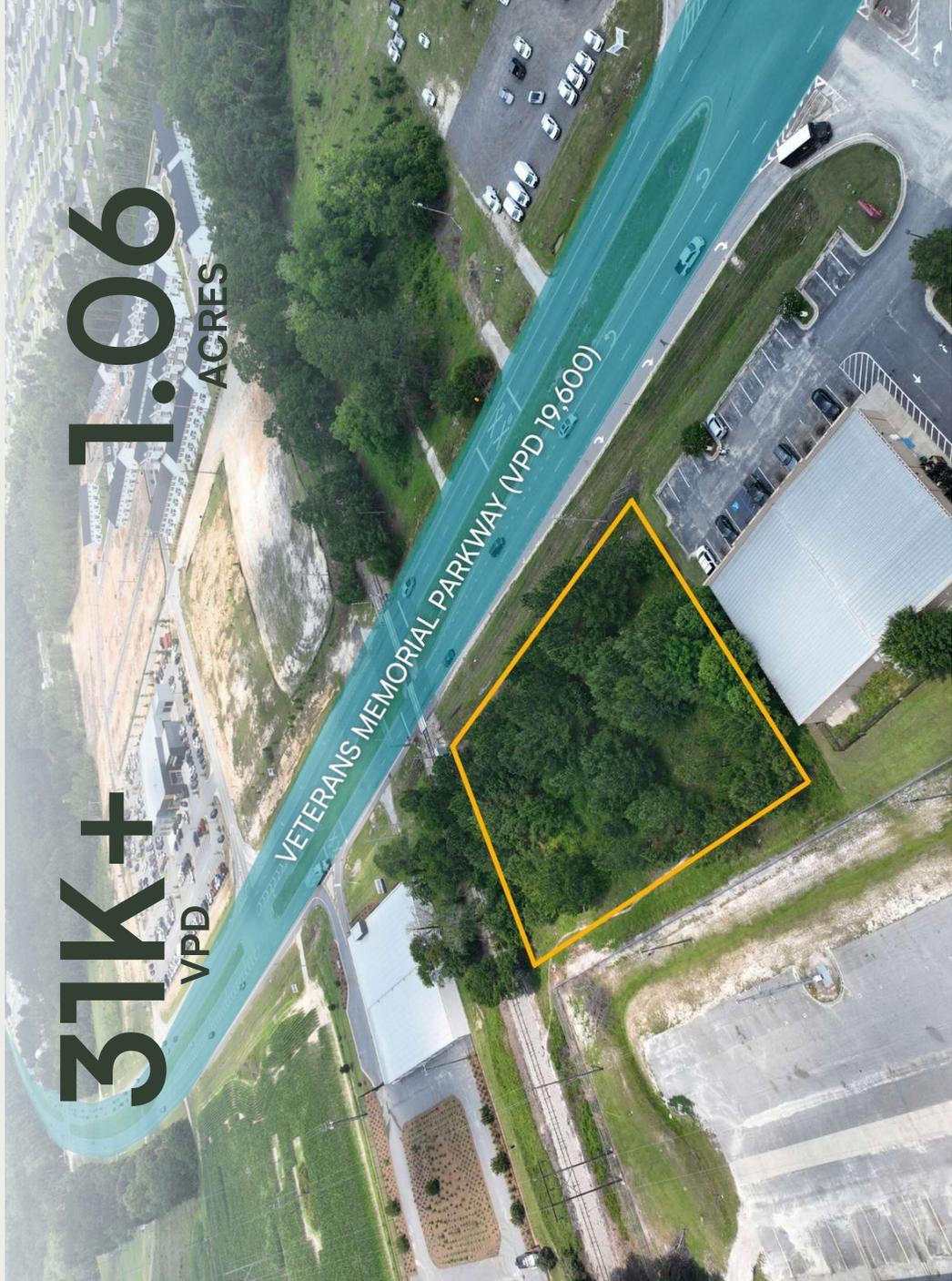
Property Overview

Blokk Commercial Real Estate is pleased to present 20 Veterans Place, Statesboro, Georgia. This is a 1.06-acre commercial parcel positioned along the high-traffic Veterans Memorial Parkway, offering excellent visibility and direct access to a fast-growing retail corridor.

The site sits adjacent to Family Dollar and is surrounded by major national retailers including Publix, Chick-fil-A, Huey Magoo's, Starbucks, Circle K, Parker's, AutoZone, and others within the nearby University Station and Eagles Corner developments.

With traffic counts near 20,000 vehicles per day on Veterans Memorial and proximity to Georgia Southern University and Ogeechee Tech, the property is ideally suited for quick-service restaurants, medical or service users, or a retail pad site. Strong co-tenancy, established infrastructure, and strategic frontage make this an exceptional infill opportunity for a forward-looking developer or owner-user.

Investment Highlights



1.06 Acres



Excellent visibility



.25 Miles to Georgia Southern University



High Growth Corridor



All utilities present

Site Zoom Retailers



Demographics



Population

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



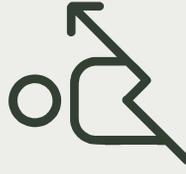
Household Income

- 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



TRAVER VLIEM

Associate

traver.vliem@blokkcre.com

912.515.6060

BACKGROUND

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

EDUCATION

Georgia Southern University

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



Bio/Contact



Prashant Patel

Associate

prashant.patel@blokkcre.com
229.256.3260

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

