

# FOR SALE

+/- 1.24 Acres  
Redevelopment/Land  
Investment

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

Retail/Value Add Opportunity



For more information  
please contact:

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 **Blokk**  
COMMERCIAL REAL ESTATE

# Property Summary

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## The Offering

**Pricing:** \$1,590,000

**Zoning:** C-2

**VPD:** 29,000+ on HWY 19

**Parcel Size:** 1.24 Acres

## Property Overview

Blokk Commercial Real Estate is pleased to present a dual asset offering in Leesburg, GA, featuring a fully operational 130-foot tunnel car wash and an adjacent single-tenant automotive service center (American Lube Fast). The properties are located along Highway 19, a major commercial corridor with over 29,000 vehicles per day, offering excellent visibility, full access, and strong signage opportunities.

Situated on separate parcels totaling approximately 1.2 acres, both assets benefit from frontage along a highly trafficked stretch with seamless ingress/egress. Surrounded by national and regional retailers, including Publix, Walgreens, and multiple fast-food operators, the site enjoys exceptional retail synergy and strategic positioning within a dense commercial trade area. The properties may be purchased individually or together, offering flexibility for both owner-users and investors seeking scale. This is a rare opportunity to acquire one or two well-located, income-producing assets with long-term redevelopment or repositioning potential in one of Southwest Georgia's most active retail corridors.

# Investment Highlights

**29K+**  
VPD

**1.24**  
ACRES



## Dual Asset Opportunity

Includes a fully operational 130' tunnel car wash and adjacent single-tenant auto service center (American Lube Fast)

## Prime Redevelopment Potential

Excellent for QSR, retail pad, or service-based uses

## Fully Operational Car Wash

Income-producing with existing equipment and infrastructure in place

## Flexible Purchase Options

Properties can be acquired together or separately

## Dense Residential & Trade Area

Strong surrounding rooftops and daytime population

## Surrounded by National Tenants

Adjacent to Publix, Walgreens, Chick-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

## Total Combined Acreage: ±1.2 Acres

Two separate commercial parcels offering flexibility for repositioning or phased development

## Zoned for Commercial Use

Ready for immediate occupancy or redevelopment

## Strong Daily Traffic Count

Traffic counts exceed 29,000+ VPD, offering outstanding exposure



# Property Overview



# 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

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## **Prashant Patel**

Associate

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229.256.3260

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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

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## **TRAVER VLIEM**

Associate

[traver.vliem@blokkcre.com](mailto:traver.vliem@blokkcre.com)

912.515.6060

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## **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