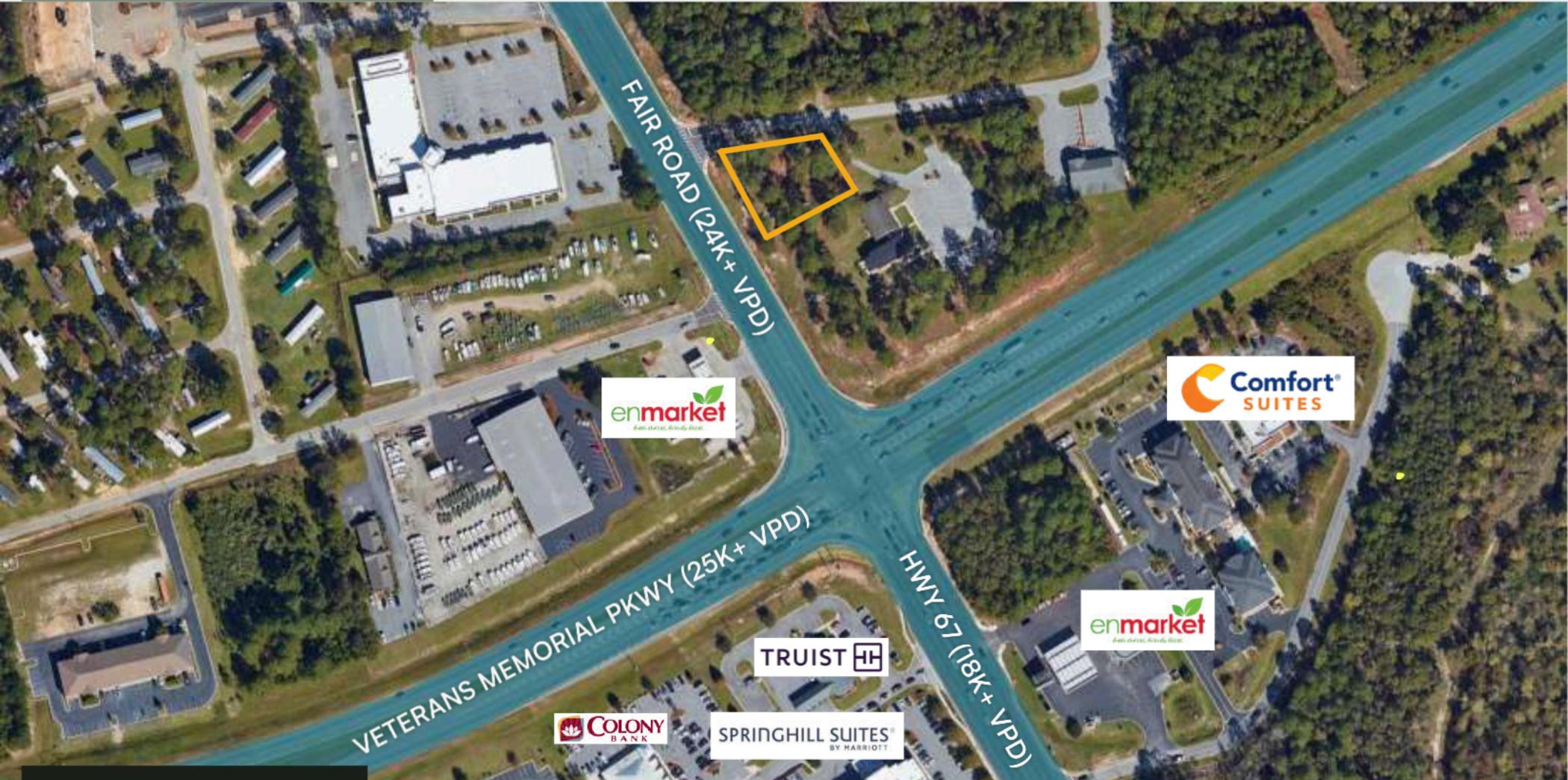


FOR LEASE

Ground Lease
Divisible at Purchaser's Need

Retail Development Opportunity - 50K VPD Intersection

1608 Fair Rd, Statesboro, GA, 30458



For more information
please contact:

Traver Vliem
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traver.vliem@blokkcre.com

Property Summary

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



TRAVER VLIEM

Associate

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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