



**HIGH TRAFFIC RETAIL SITE**  
**4828 AUGUSTA RD**  
**GARDEN CITY, GA 31408**

**Prashant Patel**

Advisor

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**Traver Vliem**

Advisor

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# PROPERTY SUMMARY

## HIGH TRAFFIC RETAIL - FOR SALE OR LEASE

*4828 Augusta Road, Garden City, GA, 31408*

Blokk Commercial Real Estate is pleased to present 4828 Augusta Rd in Garden City, GA. The property is strategically located on a major highway, offers exceptional visibility and accessibility. Spanning 1.29 acres, it features two well-maintained adjoining buildings totaling 9,510 square feet.

The front building boasts a large retail showroom, a parts and service area, and additional office space. The rear building provides a versatile workshop and storage area, both equipped with two roll-up doors for easy access. The property also includes a gated side yard for added security and flexibility.

*Note: Additional CAM fees of \$1.42 per square foot are applicable, resulting in a monthly total of \$11,427.85 when leasing the building.*

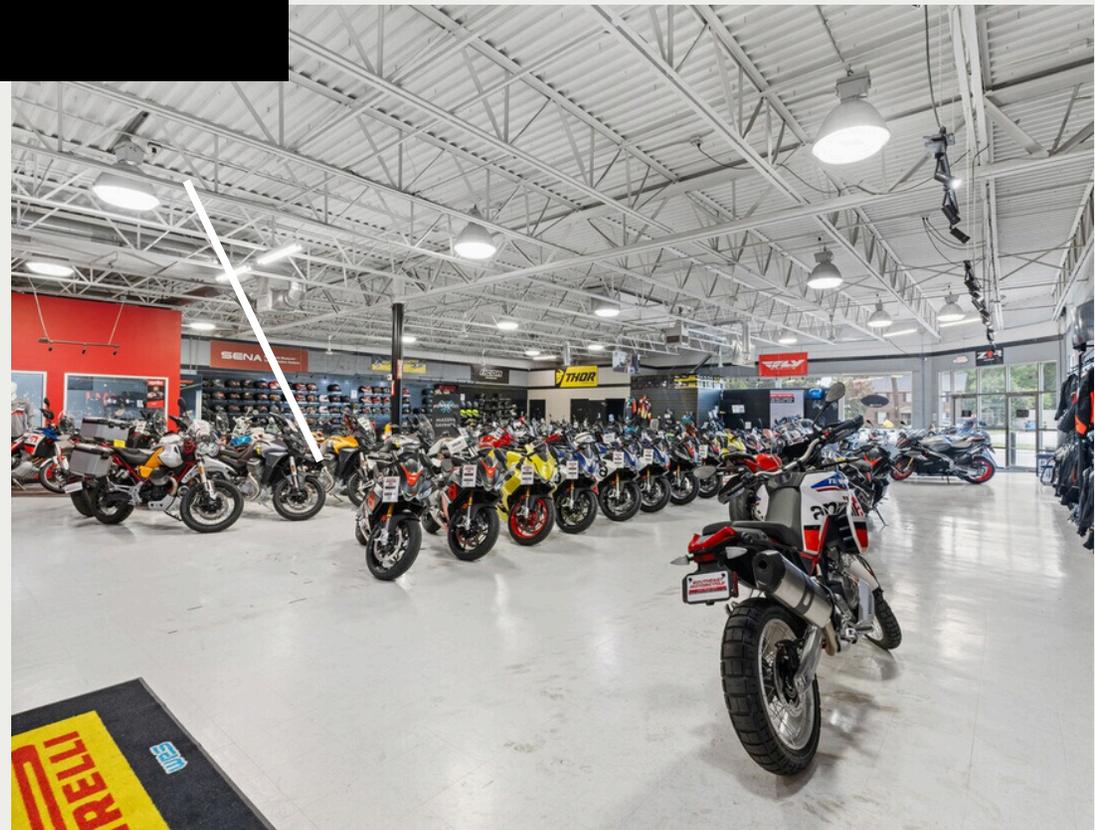
# INVESTMENT HIGHLIGHTS

- Sale Price: \$1,300,000
- Lease Price: \$13/sqft
- Zoning: C-2
- Lot Size: 1.29 Acres
- Building Size: 9,510 sqft
- VPD: 44,600+
- 200 feet of road frontage
- 30+ parking spots





# INTERIOR PHOTOS



# SITE OVERVIEW



**Dairy Queen**

**WoodSpring  
Suites**

**3 Guys  
Garage**

**Pump-N-Go**

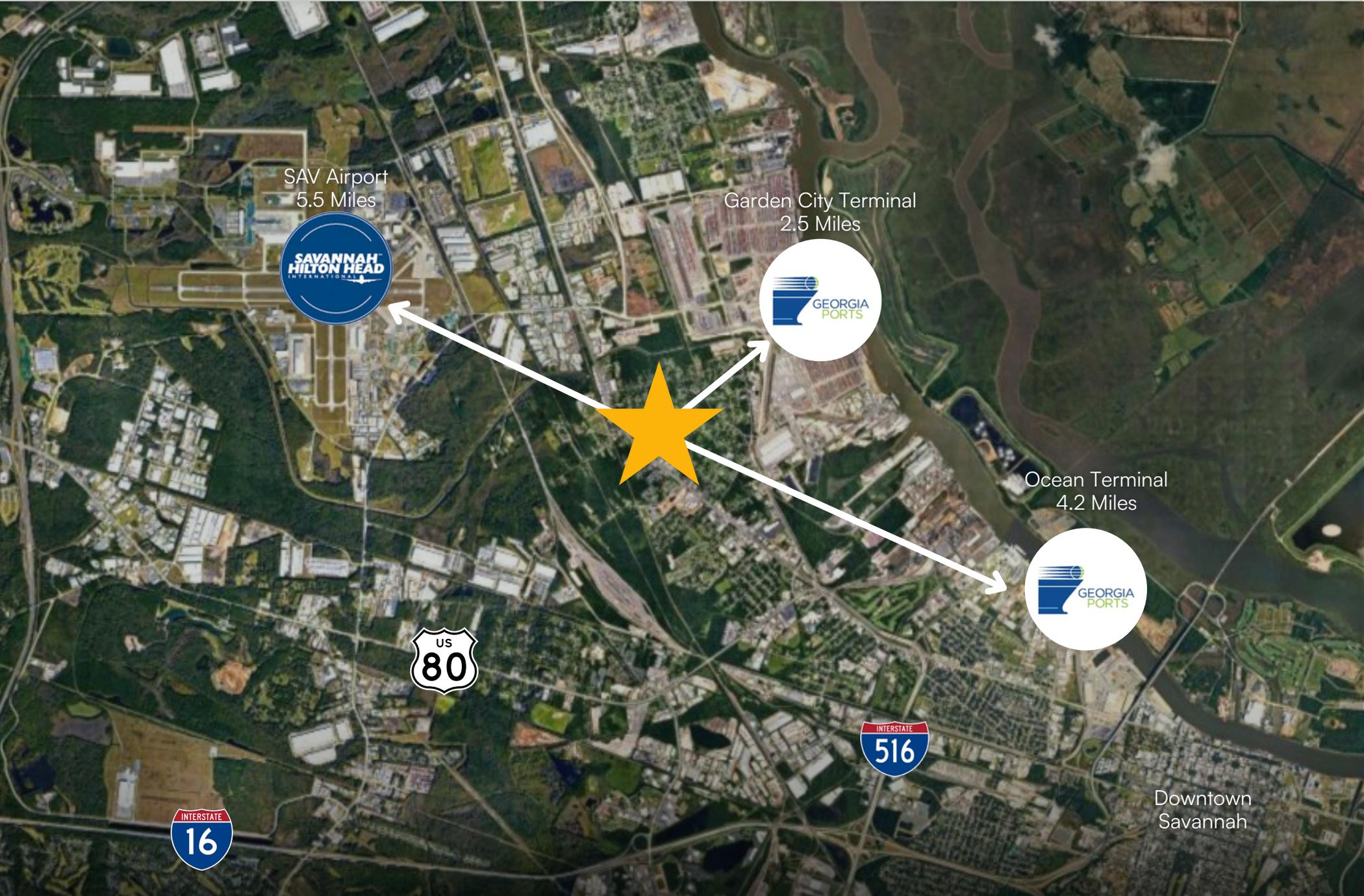
**Garden City  
Laundromat**

**The Latin  
Barbers**

**Fresh Food  
Time**

**GROVES HIGH  
SCHOOL**

**AUGUSTA ROAD (VPD 45K)**



SAV Airport  
5.5 Miles



Garden City Terminal  
2.5 Miles



Ocean Terminal  
4.2 Miles



Downtown Savannah

# LOCATION OVERVIEW

# BIO/CONTACT



## **Prashant Patel**

Advisor

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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

# BIO/CONTACT



## **TRAVER VLIEM**

Advisor

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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