

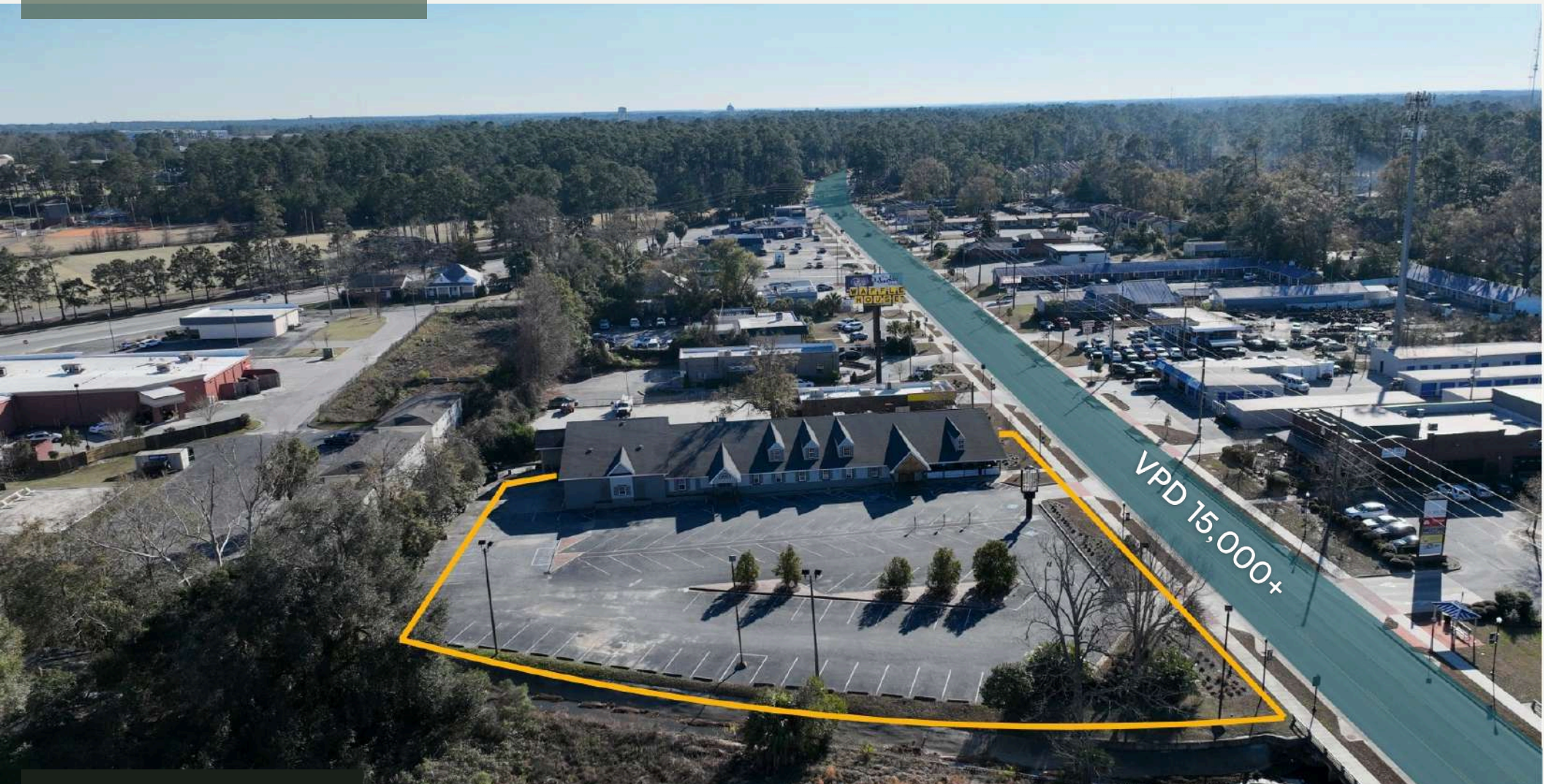
**FOR LEASE**

3,500 SQFT

Conveys with all FF&E

# TURN-KEY RESTAURANT - BLUE MILE DISTRICT

434 S Main St, Statesboro, GA, 30458



For more information  
please contact:

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# Property Summary

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## The Offering

<b>Pricing:</b>	\$7,000/month + NNN
<b>Zoning:</b>	HOC
<b>Lot Size:</b>	1.71 Acres
<b>VPD:</b>	15,000+
<b>Parking:</b>	90 spaces + handicap parking spaces

## Property Overview

Blokk Commercial Real Estate is proud to present 434 S Main St, Statesboro, GA FOR LEASE — a fully turn-key restaurant opportunity in a prime location.

This property offers +/- 3,500 square feet of space and includes all Fixtures, Furniture, and Equipment (FF&E), making it an ideal opportunity for a restaurant operator. The property is strategically positioned in the heart of the highly desirable “Blue Mile District”, adjacent to the upcoming Creek Project, which further enhances its long-term appeal.

The property features excellent visibility and accessibility with strong frontage along S Main Street, which sees over 15,000 vehicles per day (VPD). Full access onto S Main Street ensures convenience for customers. Adding to its appeal, S Main Street recently underwent a multi-million-dollar streetscape renovation, significantly enhancing curb appeal with new street lighting, sidewalks, landscaping, improved drainage, and relocated utilities.

The restaurant currently accommodates 70 seats indoors and an additional 26 seats in a covered patio area with the potential of increasing the seating capacity, if desired. This opportunity combines a prime location, updated infrastructure, and turn-key readiness, making it a standout listing in the Statesboro market. If you are an operator looking to capitalize on a growing area, this property is a must-see.

# Investment Highlights

**15K+**  
VPD

**1.71**  
ACRES



**Prime location in the heart of the Blue Mile District**



**Includes all FF&E, fully equipped and ready to operate**



**Recently underwent a complete renovation**



**Within walking distance of 1,200+ residents**

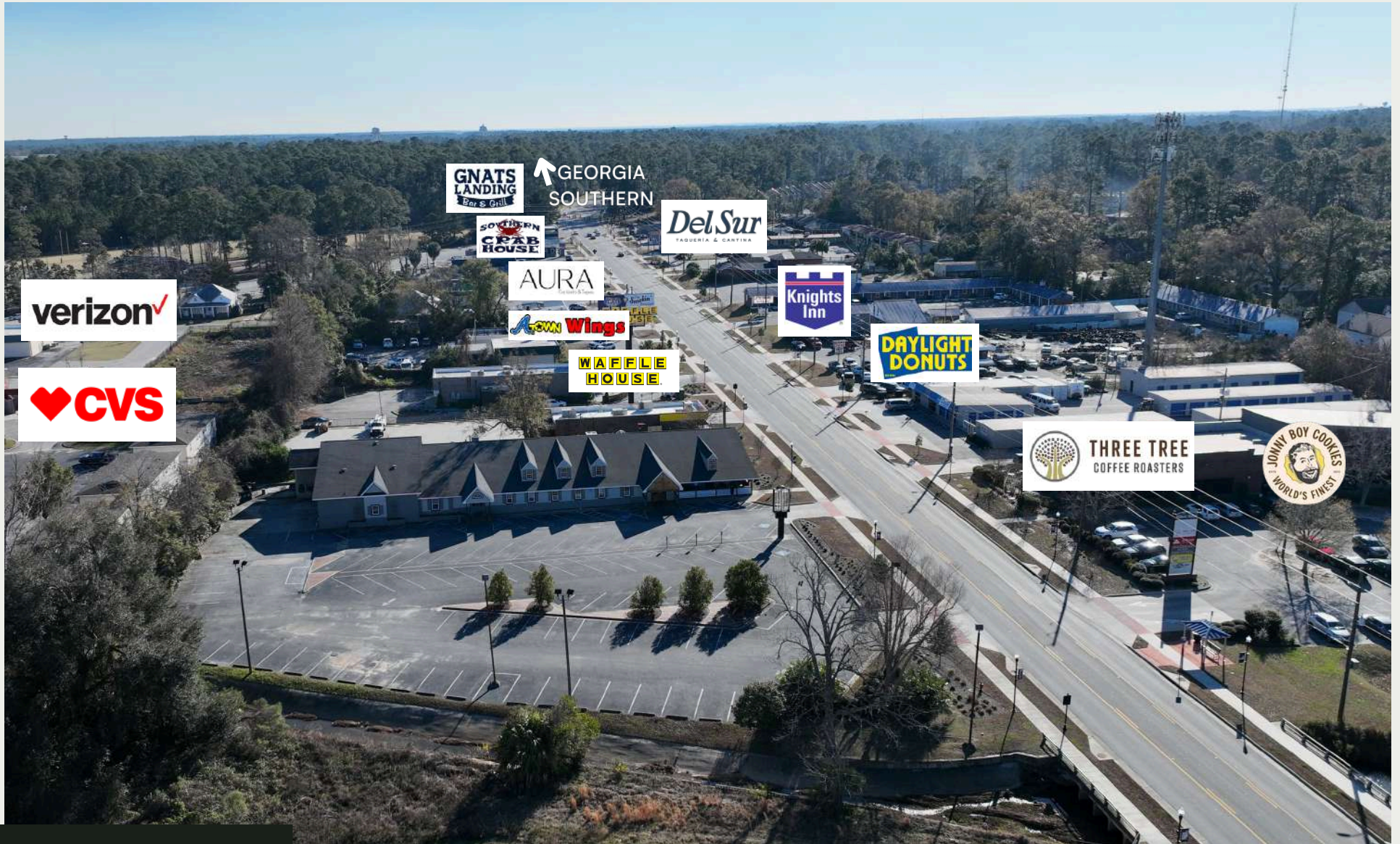


**Features ample parking for customer convenience**



**Fully turn-key opportunity, ideal for immediate operation**

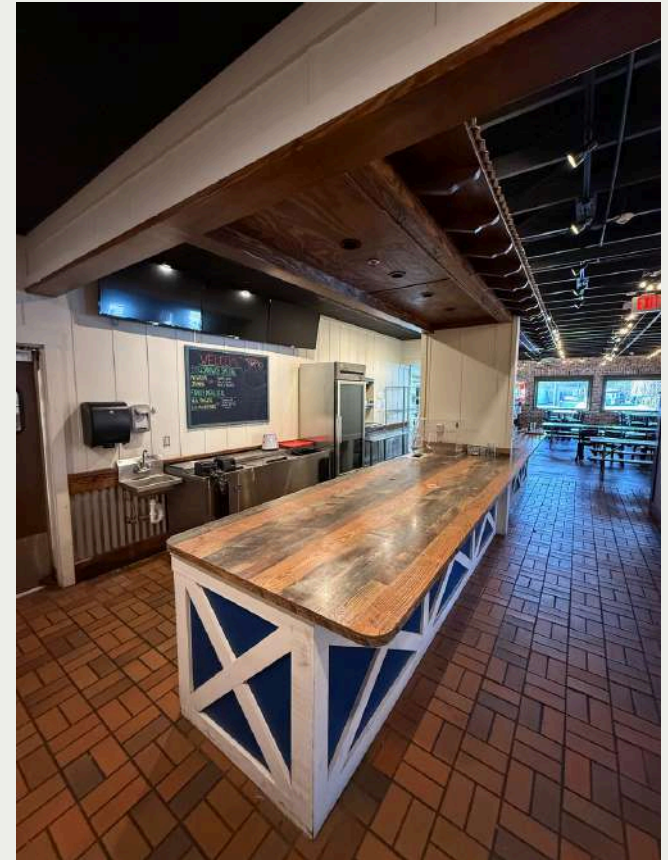
# Site Retailers



# Site Zoom Overview



# Interior Photos



# Interior Photos



# Exterior Photos



# Blue Mile District



The Blue Mile district is a revitalization project along the one mile stretch of South Main Street from the entrance of Georgia Southern University to the Courthouse in Downtown Statesboro.

The project seeks to beautify residential and commercial areas, attract and retains creative students and young professionals, and enhance the quality of life.

**80+**  
BUSINESSES

**1,200+**  
RESIDENTS WITHIN  
WALKING DISTANCE

**15,000+**  
VPD ON S MAIN STREET

# Georgia Southern University



- Georgia Southern's official Fall 2024 enrollment was 27,506 students
- 5.6% increase from the Fall 2023 enrollment numbers
- GSU's annual economic impact has soared to more than \$1.145 billion for FY 2023, a 3.4% increase over the previous year
- Located 10 miles from site

# Bio/Contact

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## **Prashant Patel**

Associate

[prashant.patel@blokkcre.com](mailto:prashant.patel@blokkcre.com)

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