

N Main St



FOR SALE
1.40-ACRE HARD CORNER | HIGH-TRAFFIC SIGNALIZED INTERSECTION

205 N MAIN ST + 2331 NORTHSIDE DR
STATESBORO, GA 30458

Jordan Kim
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PROPERTY SUMMARY

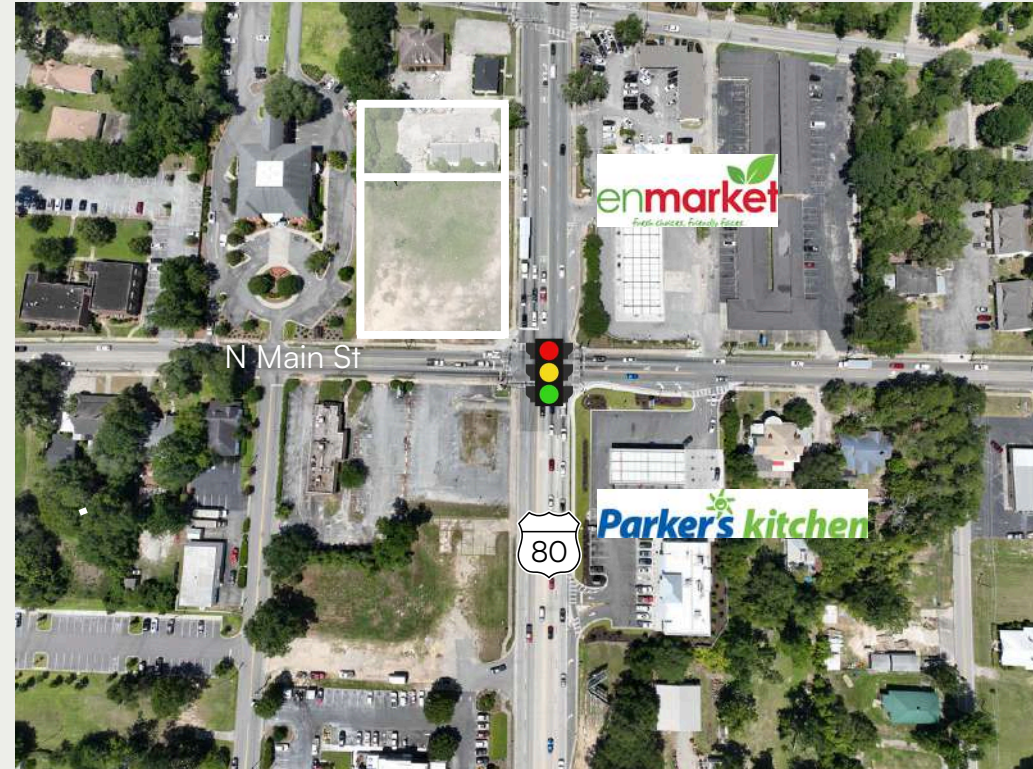
1.40-ACRE HARD CORNER | HIGH-TRAFFIC SIGNALIZED INTERSECTION

205 N Main St + 2331 Northside Dr Statesboro, GA 30458

Blokk Commercial Real Estate is pleased to present the exclusive listing of a 1.40-acre signalized hard corner development site located at the intersection of N. Main Street (US-301) and Northside Drive West in Statesboro, Georgia. The site offers dual street frontage on two major arterials — US-301, a primary north-south corridor through Bulloch County, and Northside Drive West — with outstanding visibility and ingress/egress potential from multiple points. Zoned HOC (Highway-Oriented Commercial), the property is well-suited for a wide range of uses including convenience store, car wash, QSR, drive-through retail, or fuel/service concepts. Situated just outside historic downtown Statesboro and proximate to Georgia Southern University, the site benefits from strong daytime population, consistent traffic counts, and a growing retail and service corridor.

INVESTMENT HIGHLIGHTS

- *Priced at \$1,200,000*
- *Signalized hard corner — N Main St & Northside Dr 1.40-acre assemblage*
- *Dual street frontage*
- *Two parcels Zoned HOC — convenience store, car wash, QSR, drive-through, fuel/service and more*
- *Proximate to historic downtown Statesboro & Georgia Southern University (~27,000 enrollment)*



SITE RETAILERS



Under Contract

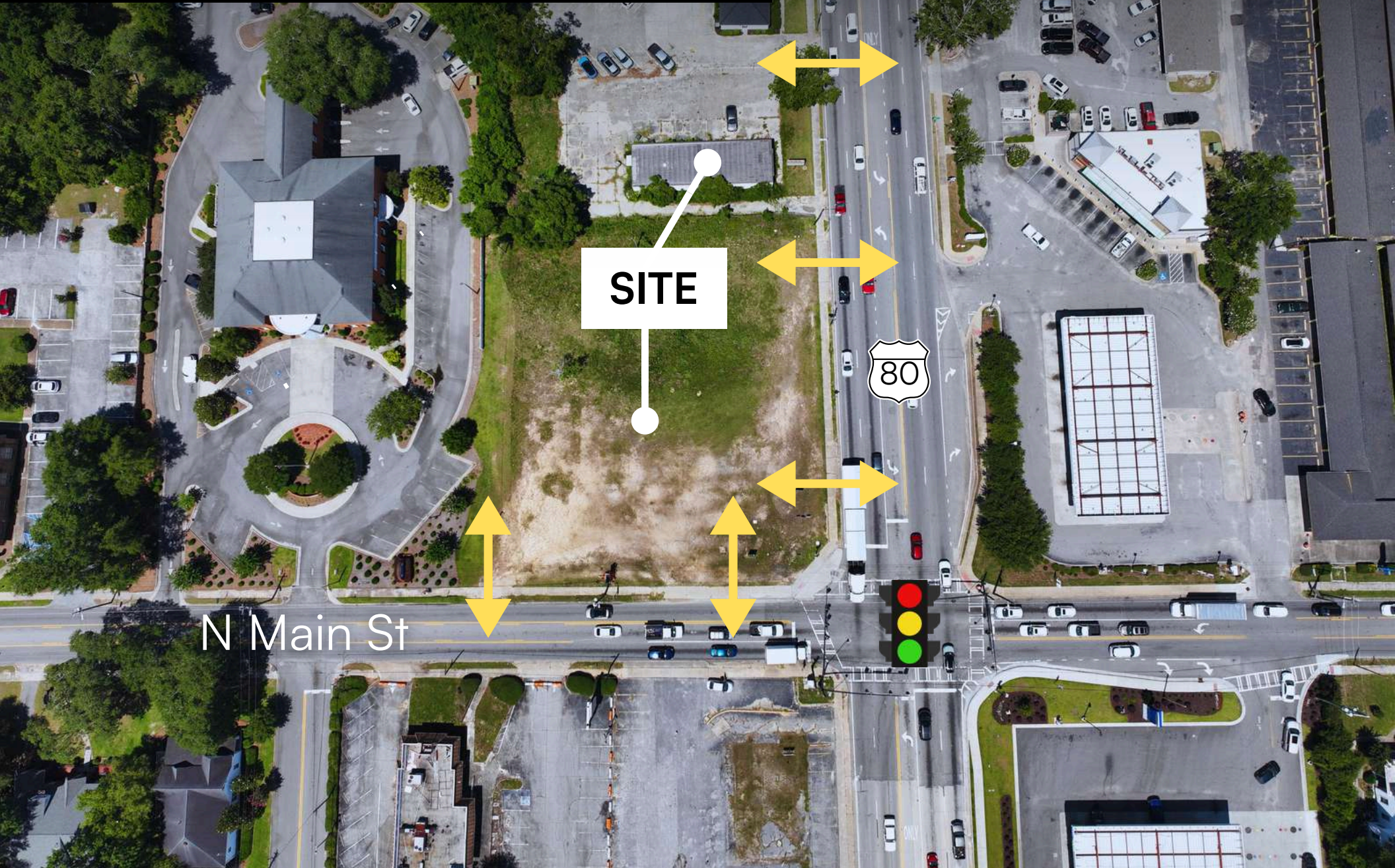
N Main St



Ward Chiropractic Center



INGRESS/EGRESS POINTS



N Main St

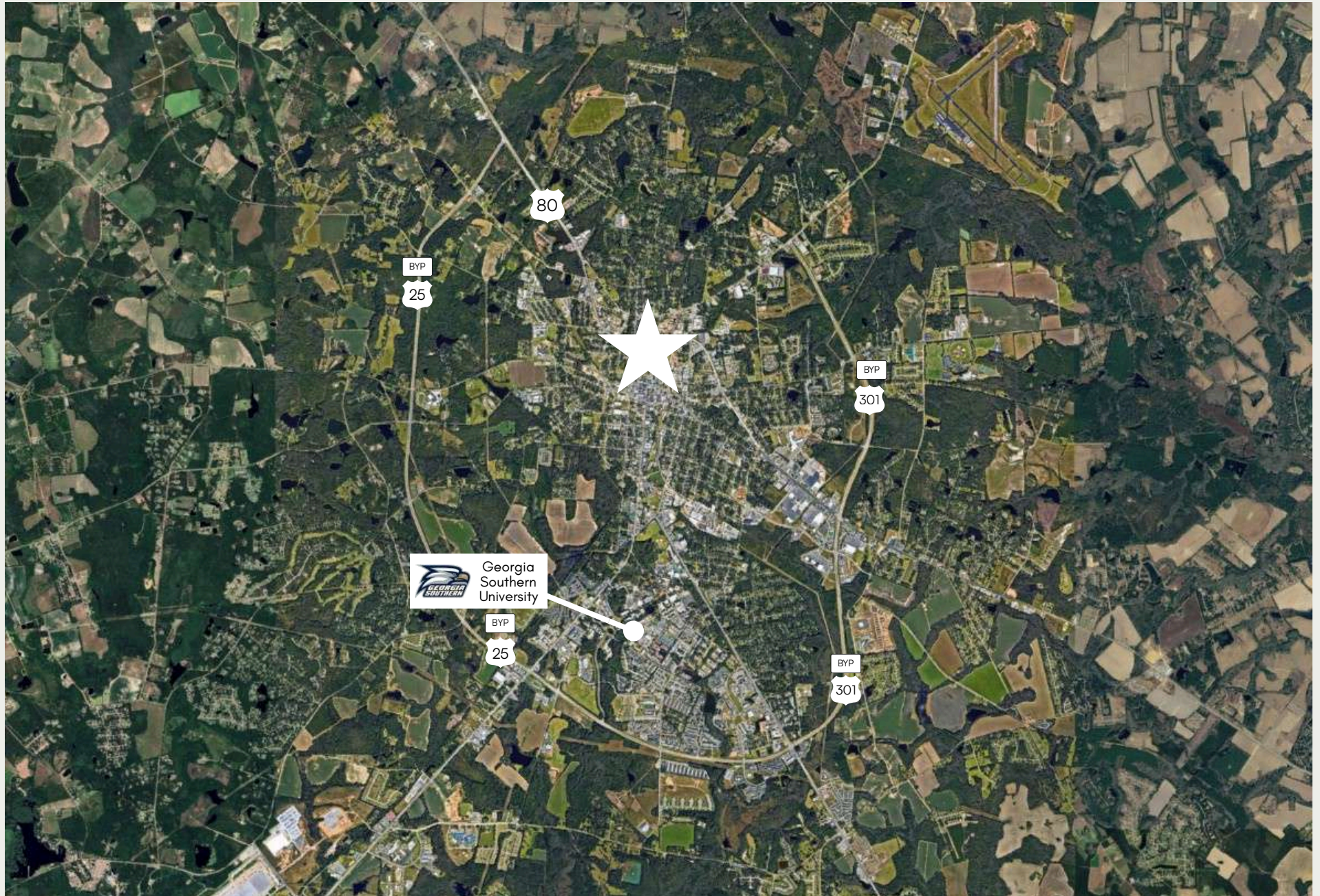
SITE

80

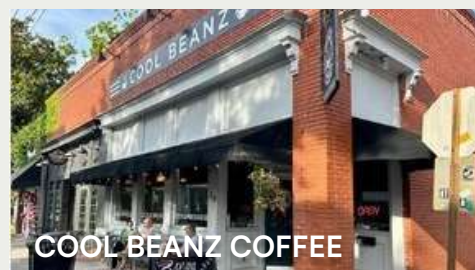
PROPERTY OVERVIEW



LOCATION OVERVIEW



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.

20k+

TRAVEL THE BLUE MILE DAILY

8,000+

RESIDENTS WITHIN
WALKING DISTANCE

25,000+

VPD ON S MAIN STREET

Georgia Southern University

Georgia Southern University is one of the largest public universities in the state of Georgia, serving over 26,000 students across multiple campuses and acting as a major economic driver for the region. Founded in 1906, the university has grown into a comprehensive public research institution offering 300+ undergraduate, graduate, and doctoral programs. The Statesboro campus serves as the flagship campus and is home to the majority of the university's student population, academic facilities, and athletic programs. Georgia Southern also operates a major campus in Savannah (the Armstrong Campus) as well as the Liberty Campus in Hinesville, giving the university a significant presence throughout Coastal Georgia. The Statesboro campus continues to see significant investment and expansion, including the recently completed Jack and Ruth Ann Hill Convocation Center, which anchors the university's South Campus expansion and serves as the home for Georgia Southern basketball as well as a major venue for university and community events. Georgia Southern competes in NCAA Division I athletics as a member of the Sun Belt Conference, with football played at Allen E. Paulson Stadium, one of the premier college football venues in the region. The university plays a central role in the Statesboro economy, driving sustained demand for housing, retail, and commercial development, while its continued growth and campus expansion support long-term demand for off-campus student housing in the surrounding area.



Georgia Southern University

Economy

Total Enrollment: ~ **29,600 students** (Fall 2025 record)

Enrollment & Growth Trends

Record Enrollment Growth: **+ 7.7% year-over-year**

New Student Enrollment: ~ **9,600 annually**

Retention Rate: ~ **82% (improving trend)**

Recent Announcements

Georgia State University continues to advance strategic growth initiatives, highlighted by recent announcements including expanded athletics development in the Summerhill district, new community health partnerships providing hands-on experience for students, and ongoing investment in research and innovation through faculty grant programs and award recognitions. The university has also reported continued enrollment growth and increased funding initiatives, reinforcing its role as a leading urban research institution and a key economic driver in the Atlanta market.



STATESBORO

Statesboro, Georgia is a growing regional hub in southeast Georgia, closely tied to Georgia Southern University. The university plays a central role in the community, contributing to population growth, local employment, and a vibrant campus-driven atmosphere.

Located in Bulloch County, Statesboro offers a blend of small-town character and expanding infrastructure, with convenient access to shopping, dining, and everyday services. The city is also situated approximately 50 miles northwest of Savannah, providing access to a major coastal market.

In addition to its academic presence, Statesboro continues to see growth in healthcare, retail, and other service industries. This ongoing development supports the area's overall stability and contributes to its appeal as a place to live and work.

STATESBORO



Education

Statesboro is supported by a strong higher education presence, including Georgia Southern University, Ogeechee Technical College, and East Georgia State College, which collectively contribute to a well-educated and continuously replenished workforce. These institutions help drive key employment sectors in the region, including education, healthcare, manufacturing, and retail trade. As a result, Bulloch County benefits from a diverse labor pool with a steady pipeline of graduates, supporting both existing employers and future economic growth.



Visitors & Tourism

126M + annual visitor spending in Bulloch County

Tourism ranks as a top local industry and major economic driver

Visitor Volume Drivers

University-related travel is the primary demand generator

163,000+ annual visitors tied to Georgia Southern alone

Includes:

- Football games & athletics
- Graduation ceremonies
- Conferences & campus tours

Overnight vs Day Visitors

Majority of university-driven visitors:

- ~130,000+ overnight stays annually

Supports:

- Hotels
- Short-term rentals
- Restaurants & retail

Events & Seasonal Traffic

Football weekends bring tens of thousands of visitors per season

Additional demand from:

- Regional tournaments
- Festivals & local events
- Academic calendar cycles

STATESBORO



Population

Statesboro has experienced steady population growth in recent years, supported in large part by the presence of Georgia Southern University and its expanding student, faculty, and staff base. The city maintains a population of approximately 33,000 residents, while the broader Bulloch County exceeds 80,000, reflecting consistent regional growth. This stable and growing population base is complemented by a youthful demographic profile and ongoing in-migration, supporting long-term demand for housing and local services.



Age Profile (Young, Rent-Friendly Market)

Statesboro features a notably young age profile, driven by the strong influence of Georgia Southern University. The median age in the city is significantly lower than national averages, with a large concentration of residents between 18 and 24 years old. This student-driven demographic is balanced by a stable base of working professionals and families across Bulloch County, creating a diverse and sustainable population mix that supports consistent housing demand across multiple segments. Strong renter base and turnover (ideal for student housing & multifamily).

BIO/CONTACT



JORDAN KIM

Principal

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912.667.5887

BACKGROUND

Jordan Kim began his career at NAI Mopper Benton as a commercial real estate advisor. After learning the greater Savannah market, he joined Meybohm Commercial Properties where he specialized in retail investment and development sales. Jordan opened the doors to Blokk Commercial Real Estate in 2022.

The company has a history of completed transactions (over 200) and volume over \$300M. Blokk served as the master broker for Tidal Wave Auto Spa. Additionally, the firm has executed transactions across the country. Jordan is an active investor and currently serves as the President of BCRE.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

BIO/CONTACT



Prashant Patel

Advisor

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