



FOR LEASE

DOWNTOWN STATESBORO OFFICE SPACE | ±2,754 SF

13 N MAIN ST STATESBORO, GA 30458

Prashant Patel

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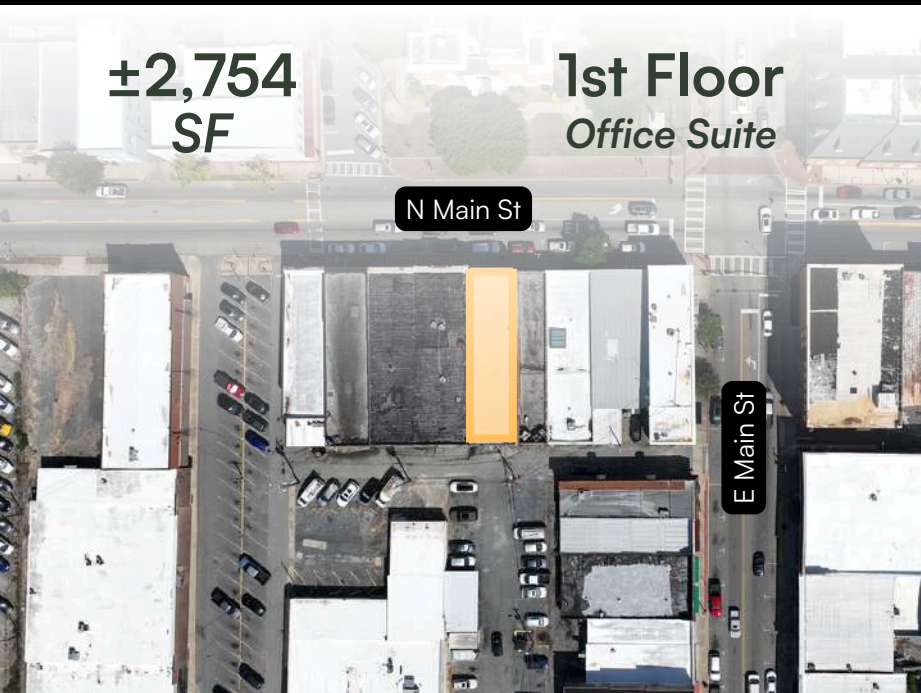
PROPERTY SUMMARY

Downtown Statesboro Office space | ±2,754 SF

13 N Main St Statesboro, GA 30458

Blokk Commercial Real Estate is pleased to present this ±2,754 SF first-floor office space for lease at 13 N Main Street in the heart of Downtown Statesboro. The suite features a functional layout with a reception area, multiple private offices, a kitchenette, and flexible workspace, making it well suited for a variety of professional office users. Situated on North Main Street, the property offers a premier downtown location surrounded by local restaurants, retailers, financial institutions, professional services, and government offices. Downtown Statesboro continues to see significant public and private investment, creating a vibrant business environment with strong pedestrian activity and convenient access for both employees and clients. Just minutes from Georgia Southern University and major thoroughfares, the property provides excellent connectivity to the broader Statesboro market while placing businesses in one of the city's most established commercial districts.

INVESTMENT HIGHLIGHTS



±2,754 SF first-floor office suite



**Prime location in the heart of
Downtown Statesboro**



**Functional layout with reception area
and multiple private offices,
kitchenette, and restroom**



**Flexible floor plan suitable for a
variety of professional users**



**Excellent visibility and accessibility
along North Main Street**



**Walking distance to restaurants,
retail, banking, and government
offices**



**Minutes from Georgia Southern
University and Veterans Memorial
Parkway**



Immediate occupancy available

SITE ZOOM RETAILERS

OAK 45

Tandoor
& Tap

Hill St

TRUIST

Bulloch
County
Courthouse

E Main St

SYNOVUS

E Vine St

N Main St

CORE
CREDIT UNION



W Main St

POUR
HOUSE
PUB



W Vine St

N Walnut St

BULL AND BARREL
STEAKHOUSE

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.

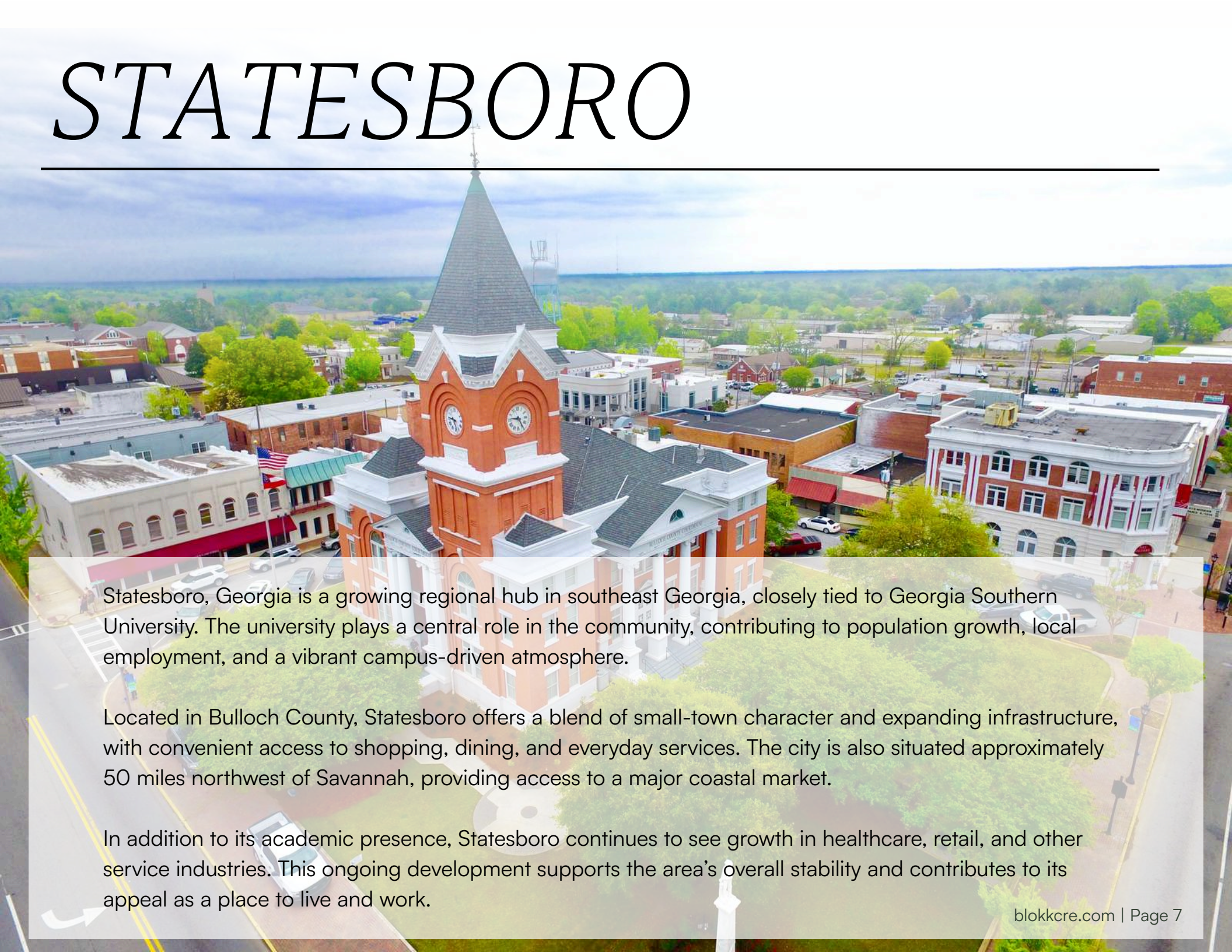
The project seeks to beautify residential and commercial areas, attract and retains creative students and young professionals, and enhance the quality of life.

80+
BUSINESSES

1,200+
RESIDENTS WITHIN WALKING
DISTANCE

14,000+
VPD ON S MAIN STREET

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



Prashant Patel

Advisor

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229.256.3260

BACKGROUND

Prashant Patel is a commercial real estate advisor with Blokk Commercial Real Estate specializing in investment sales, retail, hospitality, multifamily and development opportunities throughout the Southeast. He works with private investors, developers and business owners on acquisitions, dispositions, leasing and investment strategy while focusing on off-market opportunities and value creation.

As an active real estate investor himself, Prashant brings an owner's perspective to every transaction. His firsthand experience buying, selling and evaluating investment properties allows him to provide practical advice, structure creative deals and help clients achieve their investment goals.

Originally from Tifton, Georgia, Prashant earned his degree in Business Management from Georgia Southern University. Outside of work, he enjoys playing basketball, snowboarding, traveling and staying active.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



TRAVER VLIEM

Advisor

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BACKGROUND

Traver Vliem focuses in retail, industrial, residential development tracts, and investment sales across Southeast Georgia, advising clients on acquisitions, dispositions, and development opportunities. His work spans single-tenant net-leased assets, redevelopment sites, and multi-market portfolios. Originally from Texas, Traver played football at Georgia Southern University and now lives in Statesboro with his wife, Bre, and their two young children. They are active members of Compassion Christian Church and enjoy attending sporting events together. Outside of work, Traver's interests include sports, artificial intelligence, and fitness.

EDUCATION

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team