



S Main St.

Cameron St.

S College St.

FOR LEASE

COMMERCIAL SPACE FOR LEASE | DOWNTOWN PEMBROKE

602 S COLLEGE ST
PEMBROKE, GA 31321

Prashant Patel
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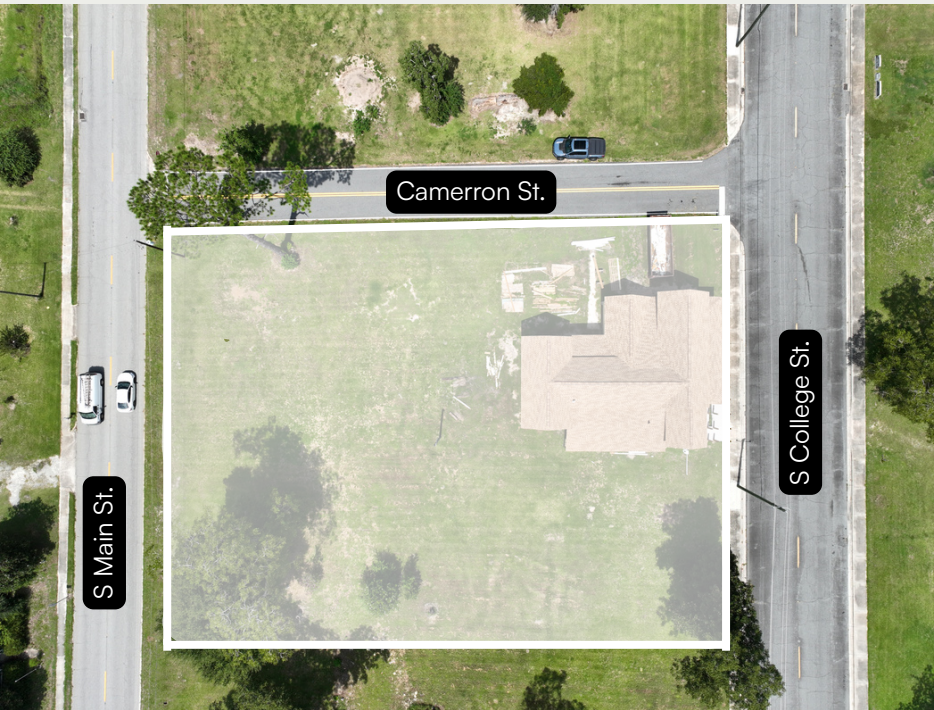
PROPERTY SUMMARY

COMMERCIAL SPACE FOR LEASE | DOWNTOWN PEMBROKE

602 S College St Pembroke, GA 31321

Blokk Commercial Real Estate is pleased to present this newly renovated 2,290 sqft building on 0.49 acres commercial space for lease in the heart of Downtown Pembroke. The landlord is completing a full interior renovation, creating a move-in-ready space while preserving the property's historic character. The flexible layout is well suited for retail, office, medical, restaurant, boutique, salon, or a variety of service-oriented businesses. Situated on a highly visible corner lot with convenient access and ample parking, the property is just minutes from the Hyundai Metaplant and the rapidly growing I-16 corridor, positioning tenants to benefit from one of Southeast Georgia's fastest-growing economic hubs. This is an excellent opportunity to establish or expand your business in one of Bryan County's most active commercial markets.

INVESTMENT HIGHLIGHTS



Newly Renovated Interior —
Modern, move-in-ready
commercial space



Prime Downtown Pembroke
Location — Excellent visibility
in the city's commercial core



Minutes from Hyundai
Metaplant — Positioned to
benefit from the area's rapid
economic growth



Highly Visible Corner
Property — Strong frontage
and easy customer access



Flexible Commercial Layout
— Ideal for retail, office,
medical, restaurant, salon,
boutique, and service users



Ample On-Site Parking —
Convenient parking for
customers and employees



St. Joseph's/Candler
Physician Network

Sugar Pie House

SUBWAY

Foodshion
Oriental

STONER'S PIZZA
JOINT

enmarket
Fresh choices. Friendly faces.

McDonald's

Johnny's
Grill

Bryan County
Courthouse

FLANDERS POWELL
FUNERAL HOME
& CREMATORY

RENASANT
BANK

Ledford St.

W Bacon St.

E Bacon St.

Mary St.

S Main St.

Camerron St.

S College St.

S Courthouse
St.

PROPERTY OVERVIEW

SITE OVERVIEW



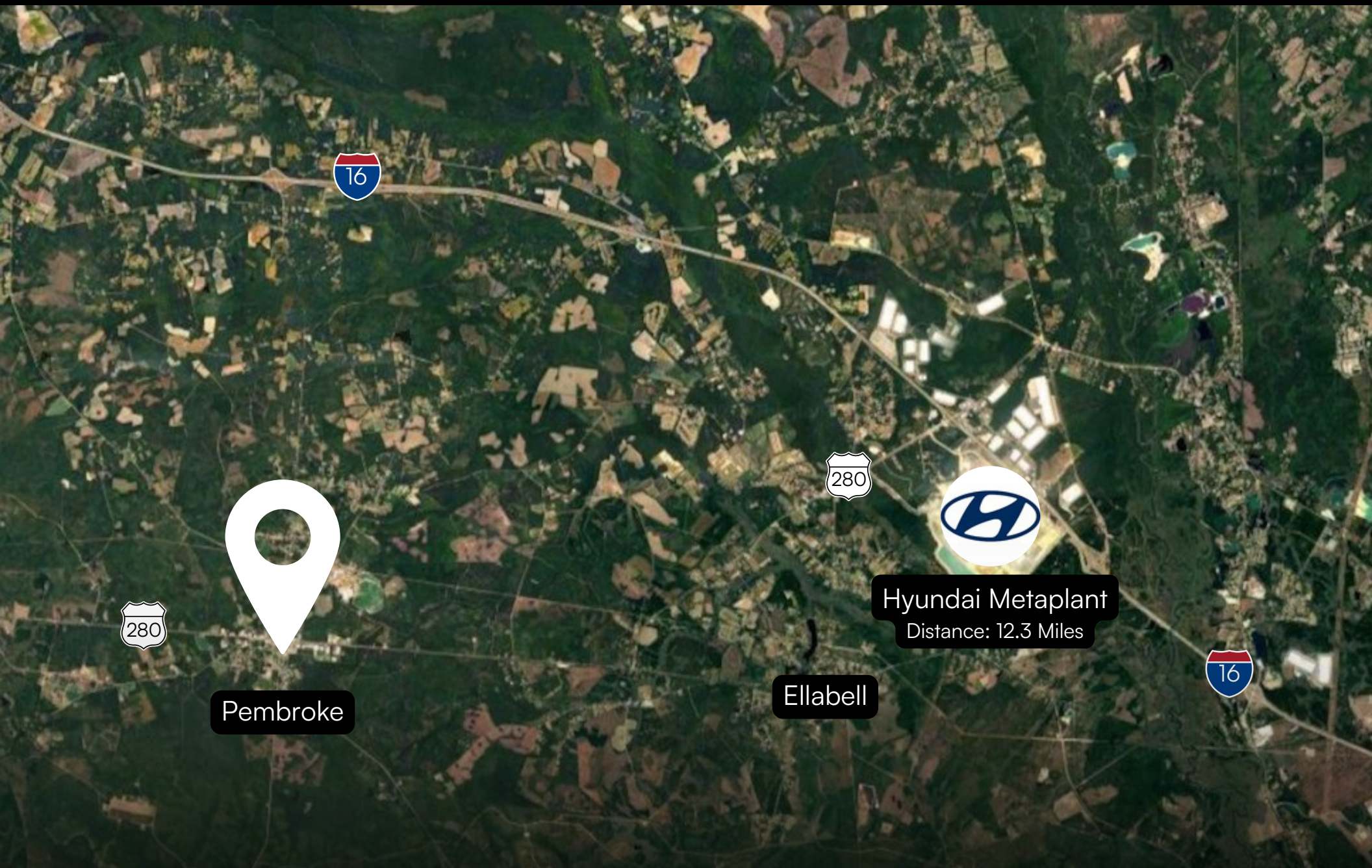
HYUNDAI METAPLANT

HMG Metaplant America

- Hyundai Motor Group Metaplant America is Hyundai Motor Group's first dedicated mass-production Electrified Vehicle plant
- New facilities represent an investment of approximately \$5.54 billion
- Will create roughly 8,100 jobs over the next few years
- Located 29 miles from site



LOCATION OVERVIEW



BIO/CONTACT



Prashant Patel

Advisor

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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