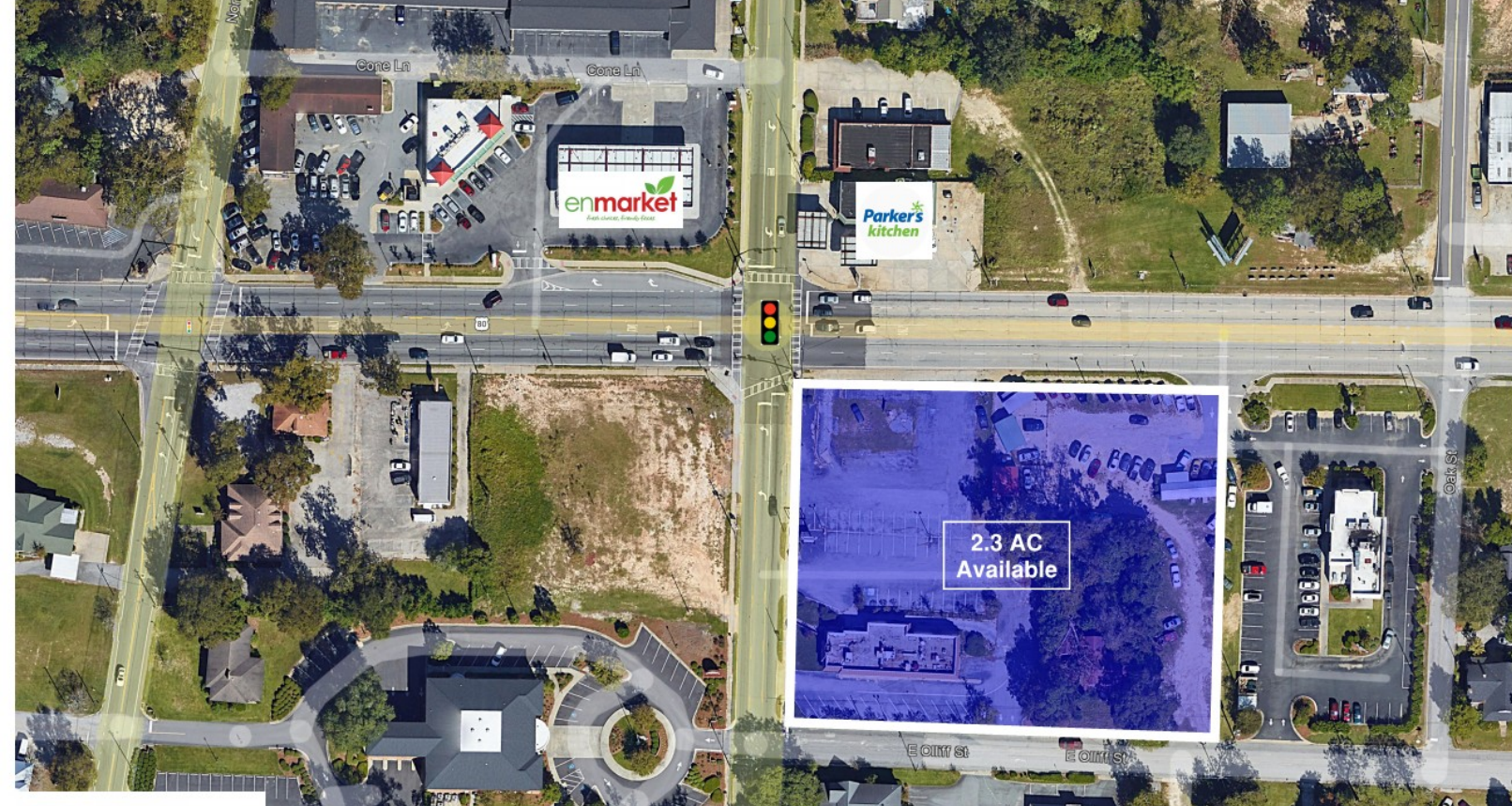




2.27± AC PRIME RETAIL CORNER

NORTHSIDE DR & N. MAIN ST · STATESBORO, GA · BULLOCH COUNTY

SITE AREA

2.27± AC

NORTHSIDE DR E

18,000± VPD

N. MAIN ST

10,000± VPD

ZONING

HOC

Coastal Real Estate Services presents a textbook retail opportunity ideally located at the southeast corner of the major intersection of Northside Drive East and N. Main Street. This five (5) parcel assemblage is located approximately 1.5 miles from Georgia Southern University's campus and equidistant between both sides of the Highway 301/Hwy 25 perimeter Bypass (Veterans Memorial Parkway).

Ample Room to develop multiple retail concepts, a large format c-store or hotel on this HOC zoned site. Traffic counts along Northside Drive are over 18K vpd and North Main Street with 10k vpd. Utilities are at the site.



Doug Carroll

912.856.9222

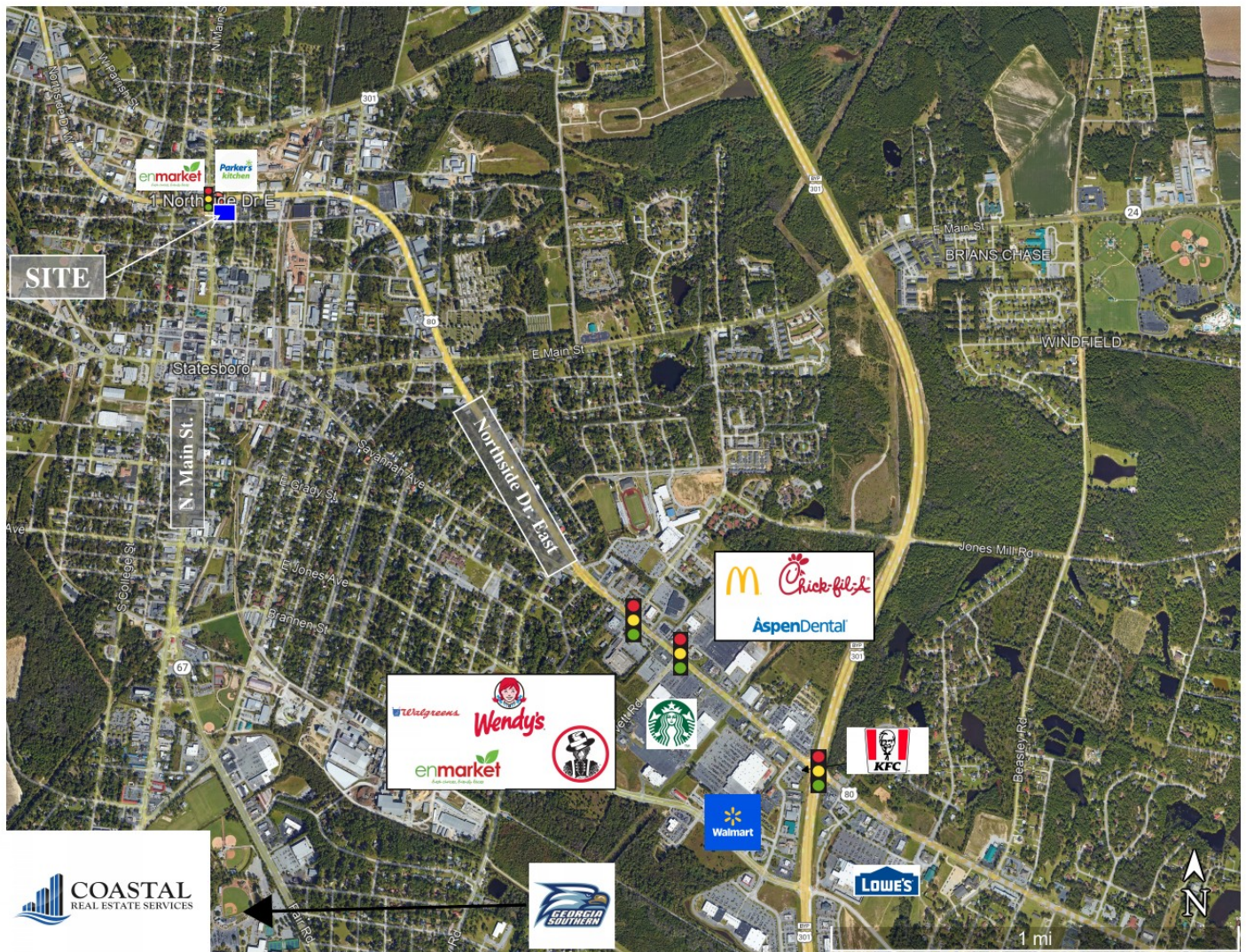
D.Carroll@DCDAdvisors.com

Site & Access Details

STATESBORO, GEORGIA

PROPERTY OVERVIEW

- 2.27± acres, HOC zoning
- Six (6) parcel assemblage
- Southeast corner of a signalized intersection
- Northside Drive East: 18,000± VPD
- North Main Street: 10,000± VPD
- 1.5 miles to Georgia Southern University campus
- Equidistant between both sides of the Hwy 301/Hwy 25 Bypass (Veterans Memorial Parkway)
- Room for multiple retail concepts, a large format c-store or hotel
- Utilities at the site



RETAIL TRADE AREA — SITE TO GEORGIA SOUTHERN UNIVERSITY AND OTHER RETAIL NODE

Community, Demographics & Growth

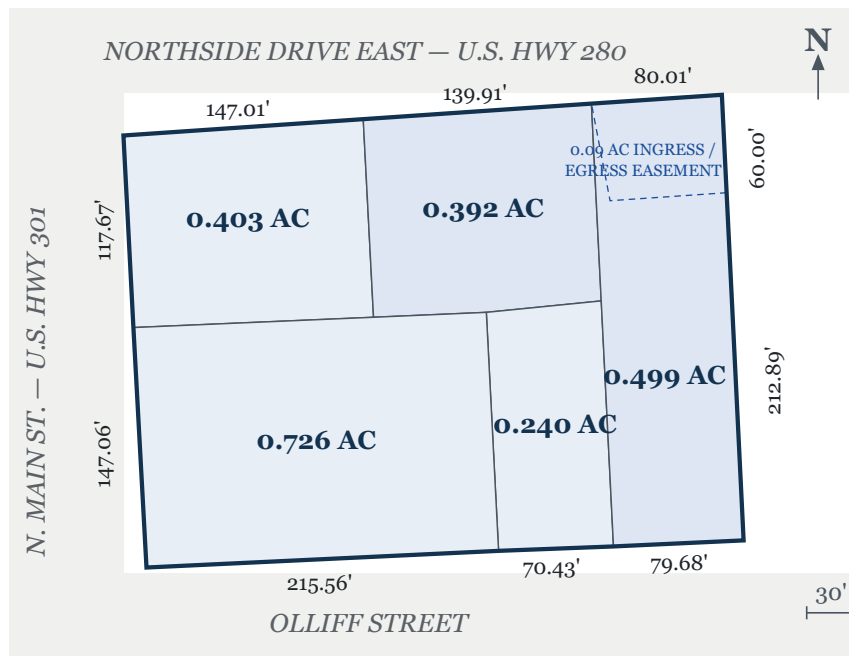
STATESBORO — GEORGIA SOUTHERN & THE HYUNDAI CORRIDOR

DEMOGRAPHICS

1 MILE		3 MILES		5 MILES	
Population	5,652	Population	31,866	Population	51,920
Households	2,468	Households	12,058	Households	19,771
Avg. HH income	\$52,633	Avg. HH income	\$59,634	Avg. HH income	\$68,572
Median HH income	\$51,408	Median HH income	\$50,586	Median HH income	\$53,021
Median age	35.9	Median age	24.8	Median age	25.0

2026 estimates, Esri / U.S. Census. Five-year projections: 5-mile population 54,400 and 21,023 households by 2031.

GSU ENROLLMENT	FRESHMAN CLASS	GSU ECONOMIC IMPACT	BULLOCH CO. BY 2030
29,633	5,946	\$1.24B	~100,000



COMPOSITE PARCEL BOUNDARY — NORTHSIDE DR E & N. MAIN ST

STATESBORO COMMUNITY & GROWTH

Statesboro is the county seat of Bulloch County and home to Georgia Southern University, which reached a record enrollment of 29,633 students in Fall 2025, an increase of 7.73% year over year, including a record freshman class of 5,946. In FY2025, Georgia Southern generated approximately \$1.24 billion in regional economic impact, including more than \$484 million in student spending.

Growth in Bulloch County is accelerating alongside the Hyundai Motor Group Metaplant and related investment in neighboring Bryan County. The U.S. Census Bureau estimated the county's population at 86,949 in July 2025, while local planning estimates anticipate a population of approximately 100,000 or more by 2030. A regional housing needs assessment projects demand for 7,815 additional housing units in Bulloch County over an eight-year period—approximately 977 units annually.