

# FOR SALE

Investment Opportunity  
+/- 0.57 acres

## Former Sonic - Prime Location - \$590,000

276 Ocilla Hwy, Fitzgerald, GA 31750



**For more information  
please contact:**

**Jordan Kim**

Principal

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**Prashant Patel**

Advisor

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**Traver Vliem**

Advisor

912.515.6060

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# Property Summary

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## The Offering

<b>Pricing:</b>	\$590,000
<b>Zoning:</b>	Commercial
<b>Land Size:</b>	0.57 acres
<b>Building Size:</b>	1,396 sqft
<b>Details:</b>	Built in 1994, renovated in 2011

## Property Overview

Blokk Commercial Real Estate is pleased to present a prime commercial property perfectly positioned for success! This high-visibility location boasts excellent frontage on Ocilla Highway, a major route through Fitzgerald with a daily traffic count of over 13,500 vehicles. With an additional 6,600 vehicles passing via Benjamin Hill Dr, your business will enjoy exceptional exposure.

Located in the heart of Fitzgerald's main shopping hub, this property is surrounded by strong retail synergy, creating a thriving retail environment. The local community, with nearly 15,000 residents within a 5-mile radius and an average household income of \$54,840, offers a robust customer base for a variety of business ventures. This is an incredible opportunity for businesses seeking a strategic location with steady foot traffic and growth potential.



# Investment Highlights

**20K+**  
VPD

**.57**  
ACRES



**High Visibility**



**Highest Traffic Counts  
In This Market**



**Full Access**



**Strongest Retail Corridor**



**High Retail Synergy**



**Easy Transition for  
Sonic Franchisee**



# Site Zoom Overview





# Site Zoom Retailers





# Demographics



## Population

- 3 miles: 11,918
- 5 miles: 14,702
- 10 miles: 22,465



## Household Income

- 3 miles: \$47,322
- 5 miles: \$50,533
- 10 miles: \$53,863





# Property Overview





# Property Overview





# Bio/Contact

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## **JORDAN KIM**

Principal

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912.667.5887

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### **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 \$150M. 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

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## **Prashant Patel**

Advisor

[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**

Advisor

[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