

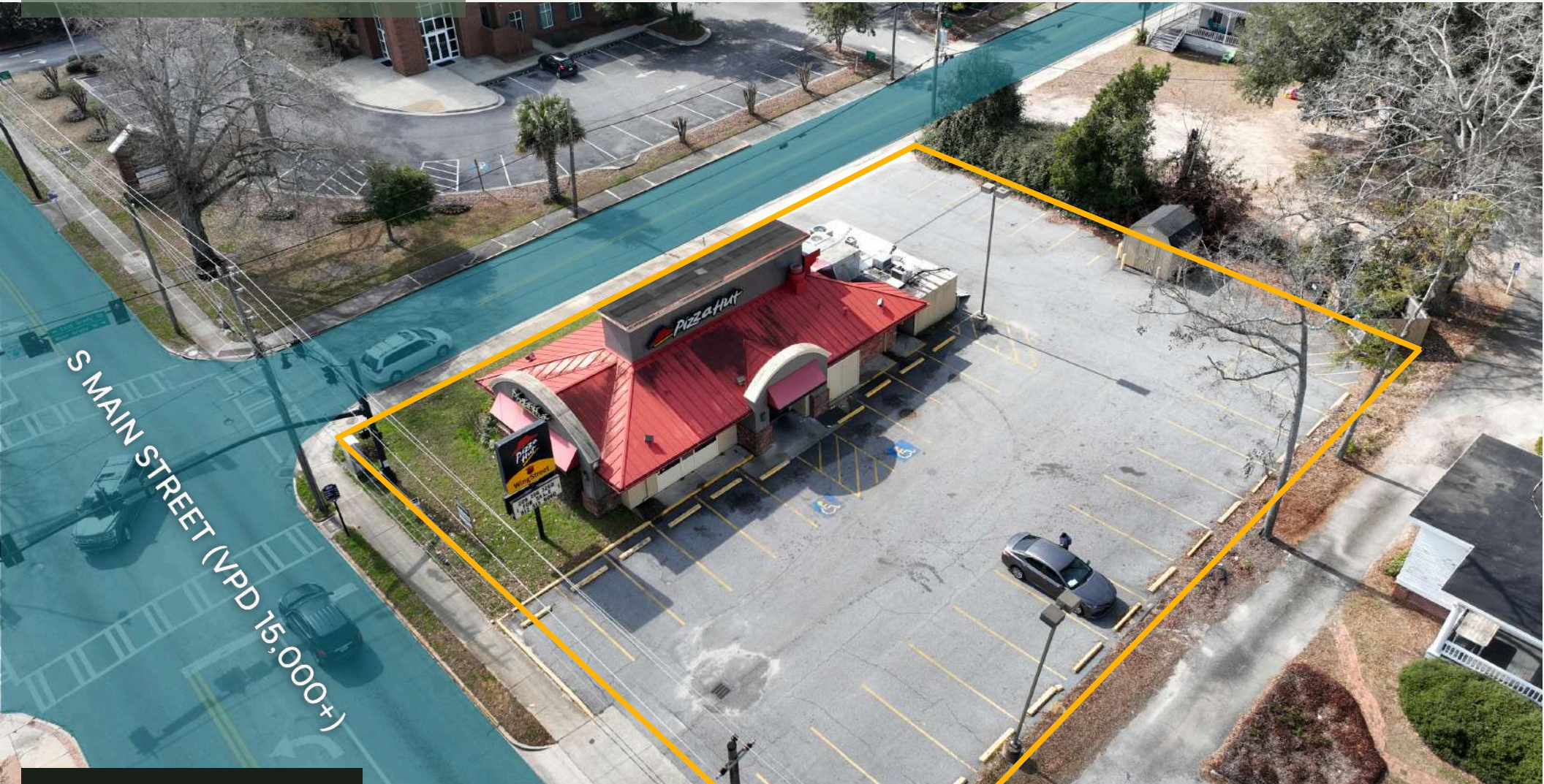
FOR SALE/FOR LEASE

1,959 SQFT

Signalized Hard Corner

DARK PIZZA HUT - BLUE MILE DISTRICT

129 S Main St, Statesboro, GA, 30458



For more information
please contact:

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Traver Vliem
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Property Summary

The Offering

Pricing:	Unpriced
Zoning:	HOC
Lot Size:	.41 Acres
Parking:	28 spaces

Property Overview

Blokk Commercial Real Estate is proud to present 129 S Main St, Statesboro, GA FOR SALE OR LEASE — a value-add opportunity in a prime location.

This property offers +/- 1,959 square feet of space and is delivered vacant, providing a blank slate for a new operator to customize the space to their needs. Strategically positioned at a signalized hard corner, the property boasts excellent visibility and accessibility with full access onto S Main St, ensuring strong customer traffic and convenience.

Located in the heart of the highly desirable “Blue Mile District,” this property benefits from its proximity to the upcoming Creek Project, further enhancing its long-term appeal. The site also features 28 dedicated parking spaces on .41 acres, a rare advantage in the area.

S Main St sees over 15,000 vehicles per day (VPD), the property enjoys exceptional exposure. The surrounding area has recently undergone a multi-million-dollar streetscape renovation, including new street lighting, sidewalks, landscaping, improved drainage, and relocated utilities, further enhancing its curb appeal.

This is a prime opportunity for any operator or investor looking for a flexible-use site in a high-traffic, growing market with substantial upside potential.

For those seeking a high-profile location in a thriving district, 129 S Main St is a must-see.

Investment Highlights



Prime location in the heart of the Blue Mile District



Walking distance of 1,200+ residents



Delivered vacant



Strong Visibility



Signalized hard corner

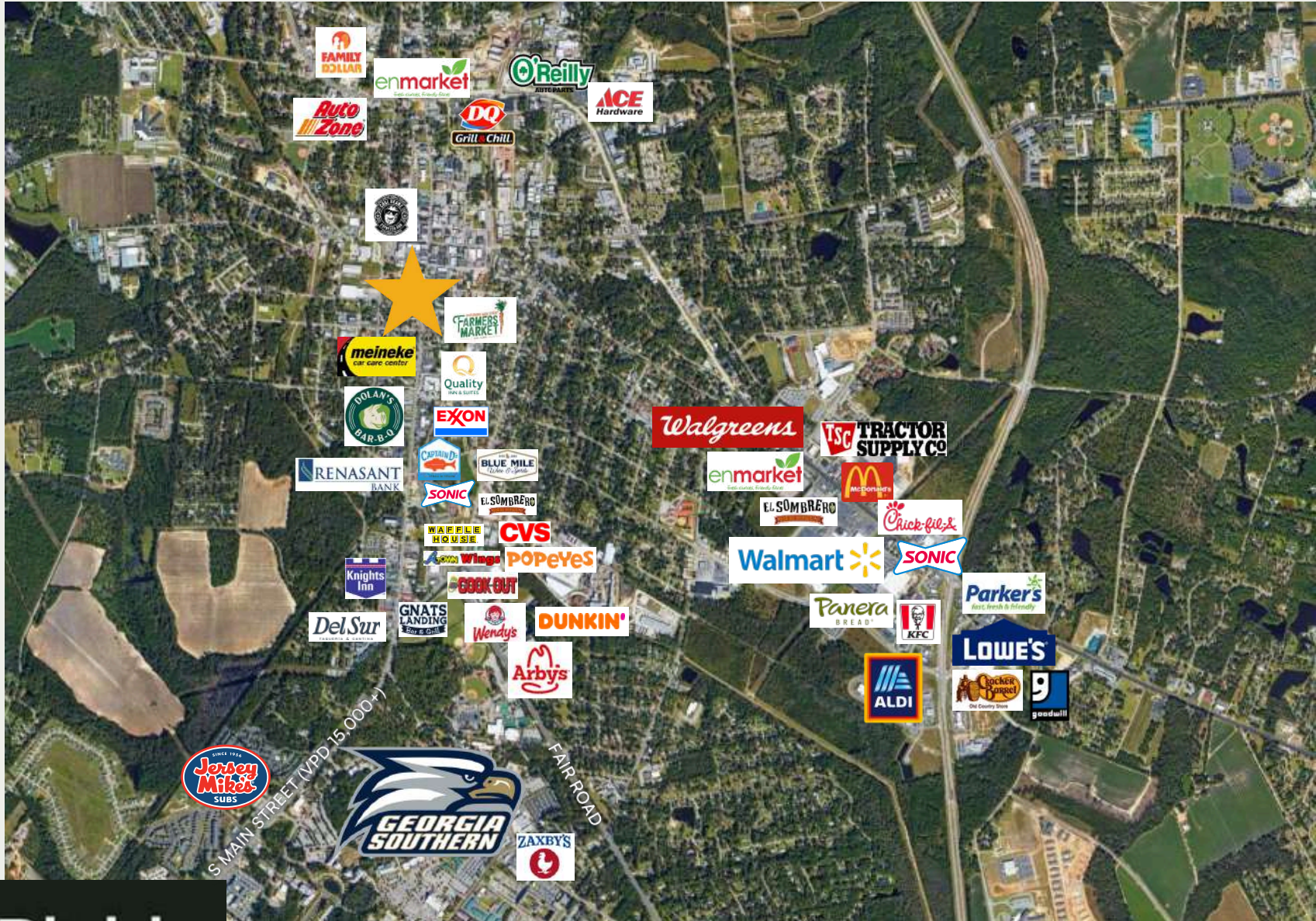


Full access

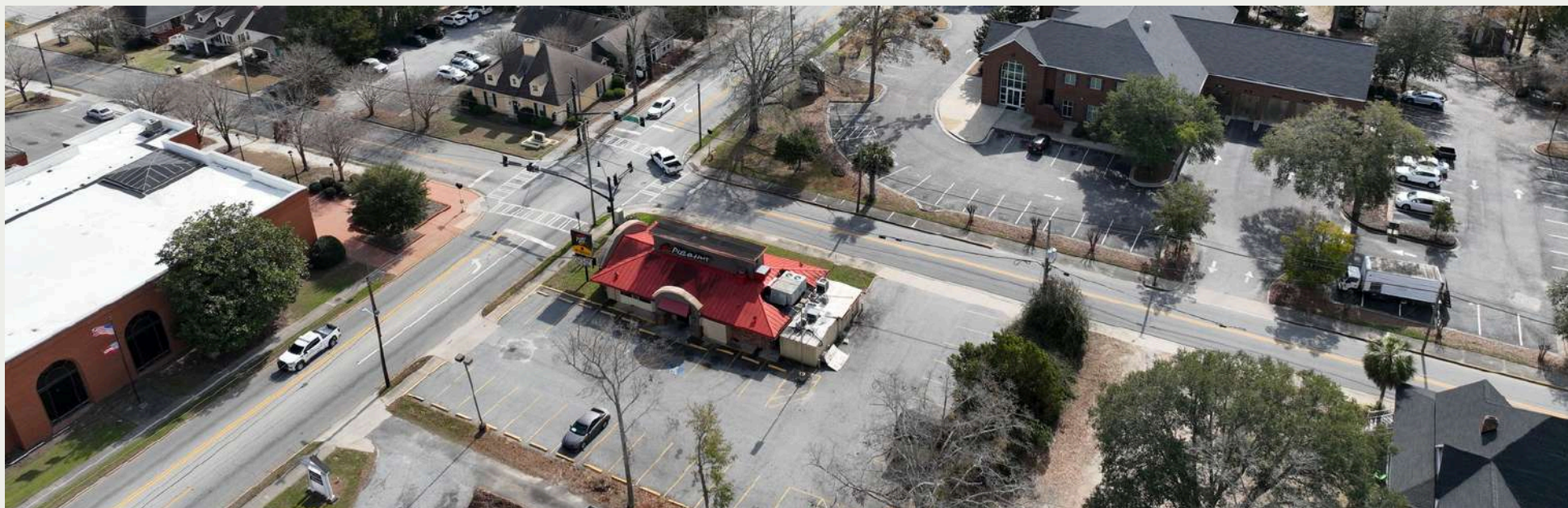
Site Retailers



Site Zoom Overview



Exterior Photos



Demographics



Population

- 1 mile: 7,819
- 3 miles: 39,155
- 5 miles: 52,183



Household Income

- 1 mile: \$47,141
- 3 miles: \$52,143
- 5 miles: \$60,196



Total Households

- 1 mile: 3,100
- 3 miles: 13,611
- 5 miles: 60,196



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

15,000+
VPD ON S MAIN STREET

Georgia Southern University



- Georgia Southern's official Fall 2024 enrollment was 27,506 students
- 5.6% increase from the Fall 2023 enrollment numbers
- GSU's annual economic impact has soared to more than \$1.145 billion for FY 2023, a 3.4% increase over the previous year
- Located 10 miles from site

Bio/Contact



TRAVER VLIEM

Associate

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912.515.6060

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

Bio/Contact



Prashant Patel

Associate

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