



S. Main Street



±1.15 Acres  
For Sale

Fair Road

Brammen Road

FOR SALE

Permitted Building Plans In Place  
**High-Visibility Retail  
Corner in Downtown  
Statesboro**

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409 Fair Road, Statesborough, GA

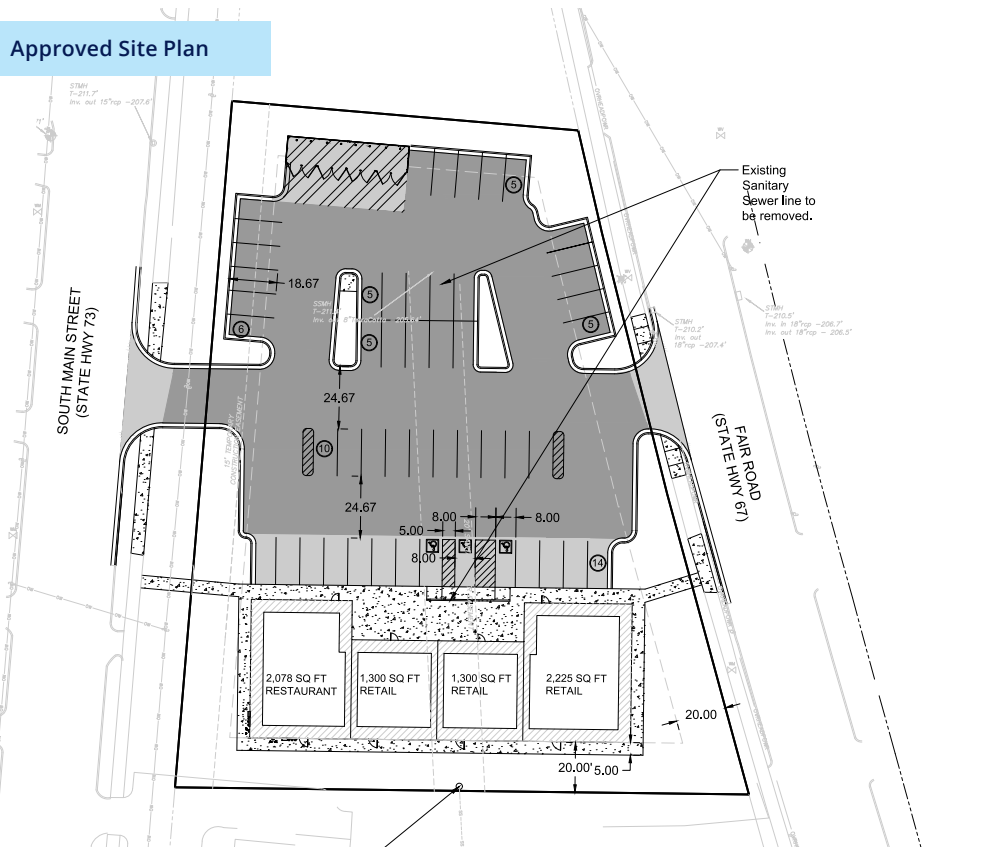


## Property Overview

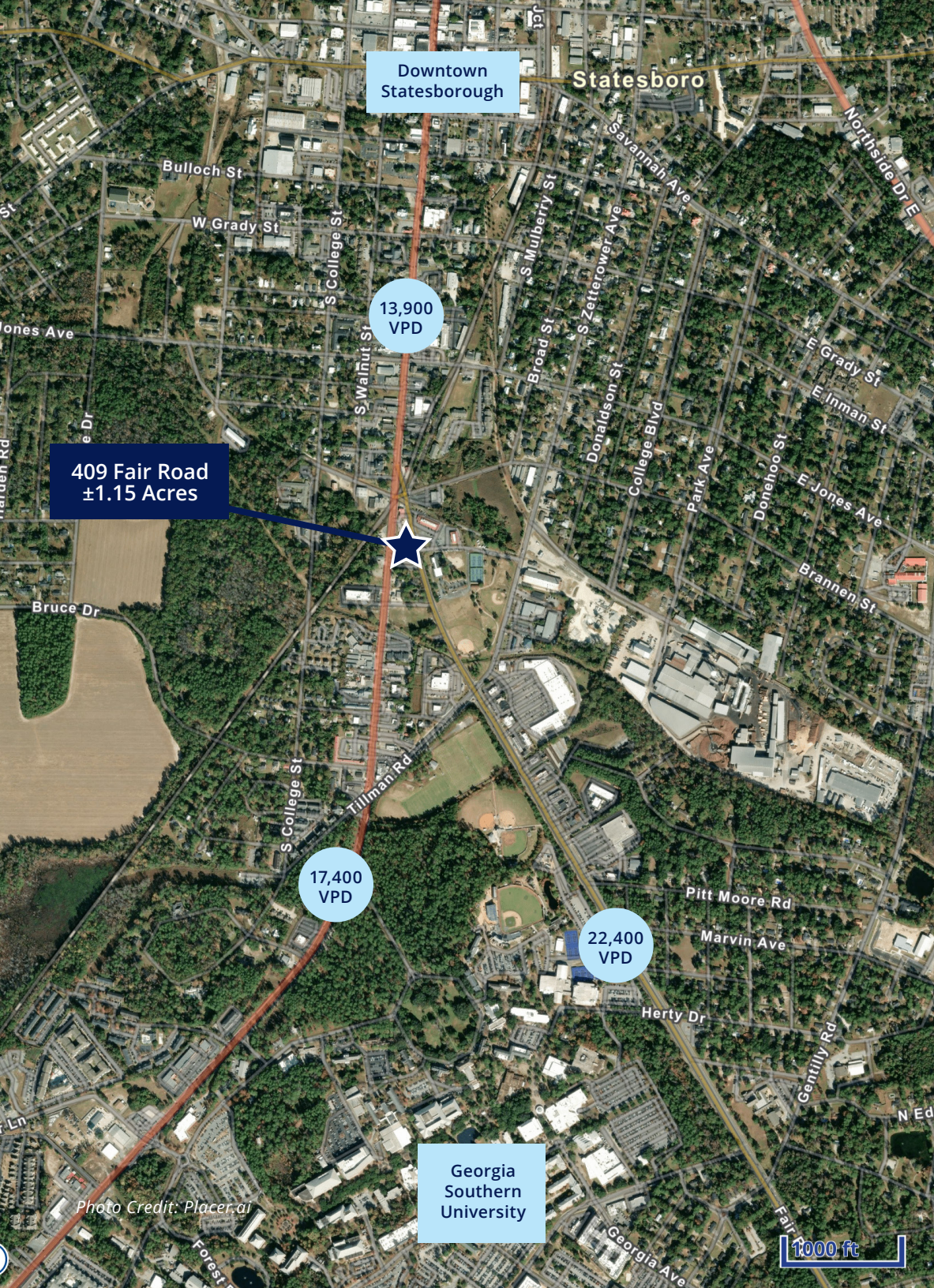
409 Fair Road offers an exceptional commercial development opportunity at one of Statesboro's most visible and strategically positioned intersections. The ±1.15-acre corner site sits prominently at the junction of Fair Road and South Main Street, ensuring consistent daily exposure and strong visibility. The property supports a broad spectrum of high-demand retail, restaurant, automotive, and service-oriented uses.

What sets this opportunity apart is its shovel-ready nature. The seller has secured full permitted plans for a modern ±6,903 SF retail building with 44 dedicated parking spaces, significantly reducing entitlement timelines and lowering development risk.

### Approved Site Plan



Address	409 Fair Road, Statesborough, GA 30458
Land Area	±1.15 acres
Zoning	C-3 Commercial
Parking	80 surface spaces
Frontage	<ul style="list-style-type: none"> <li>76' on Fair Road</li> <li>82' on S. Main Street</li> <li>159' on Stillwell Street</li> </ul>
Tax ID	S21-000029-000



409 Fair Road, Statesborough, GA

# Retail Demand Drivers

Retail demand at the property is driven by its strategic position just 3.4 miles from Georgia Southern University, generating steady daily activity from students, faculty, and visitors. Strong traffic volumes exceeding 10,000 – 15,000+ VPD along Fair Road and South Main Street provide exceptional visibility. The site's shovel-ready status further enhances its appeal by reducing development timelines and risk. Combined with its prominent corner location and multiple frontage lines, the property is uniquely positioned to attract national, regional, and daily-needs users seeking a retail setting where demand is already in place.

## Georgia Southern University

29,633 Students Enrolled  
*Fall 2025*

## High-Traffic Visibility

10K VPD on Fair Road  
*2024*

## Development Plan In-Place

+6,100 SF Retail Plan

## Corner Frontage

Easy access off main thoroughfares

## 5-MILE DEMOGRAPHICS



**52,770**  
Total Population



**20,157**  
Total Households



**\$72,517**  
Average HH Income



**56,777**  
Daytime Population



**25,631**  
Total Employees



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