



FOR SALE OR LEASE
DOWNTOWN METTER - 2,207 SQFT
18 S E BROAD ST
METTER, GA 30439

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PROPERTY SUMMARY

FOR SALE OR LEASE - RETAIL BUILDING

Rare Opportunity - 18 S E Broad St Metter, GA 30439

Pricing: \$230,000

Size: 2,207 sqft

Zoning: CBD

Located at 18 SE Broad St., Metter, GA 30439, this property is nestled in the heart of Metter's vibrant and historic Commercial Business District. Metter, home to a welcoming and diverse community of about 5,000 residents, embodies Southern hospitality and inclusion. Conveniently positioned along I- 16, it's just an hour west of Savannah and 90 minutes east of Macon.



Metter's downtown is supported by the Metter Main Street Program, a part of a national initiative focused on revitalizing historic business districts. This program fosters collaboration among businesses, property owners, and stakeholders to enhance and promote downtown Metter. Efforts include hosting events, marketing local businesses, and beautifying the area, all aimed at attracting visitors to shop, dine, and enjoy the unique charm of the district. Downtown Metter boasts distinctive architecture, pedestrian-friendly streets, and a sense of community, with several buildings listed on the National Register of Historic Places.

The property is surrounded by an array of amenities, including grocery stores, restaurants, banks, and shops, all within walking distance. Key services like City Hall, a healthcare center, and the hospital are also conveniently located nearby. Ample free parking and excellent police presence ensure a safe and accessible environment.

BUILDING FEATURES

Building Overview

This 2,200 sqft wheelchair-accessible building offers exceptional flexibility and modern amenities. A designated handicap parking space is located at the front entrance for convenience.

The front two-thirds of the property, approximately 1,450 sq. ft., features an open layout that can be divided into multiple rooms, complete with a half bath.

The back third, roughly 750 sq. ft., is perfect for an executive office suite, therapy space, separate rental, or storage. This area includes two rooms, a kitchenette, a half bath, a walk-in shower, and an adjoining steam room.

A 350 sq. ft. enclosed courtyard adds to the building's appeal, featuring a whirlpool spa and a laundry room with a washer and dryer. A separate rear entrance enhances privacy and accessibility.

This property's prime location and versatile design make it an excellent fit for a variety of commercial or residential uses.



INVESTMENT HIGHLIGHTS



Rare purchase opportunity



Prime location in downtown Metter



Unique building for various uses



Easy Access to I-16

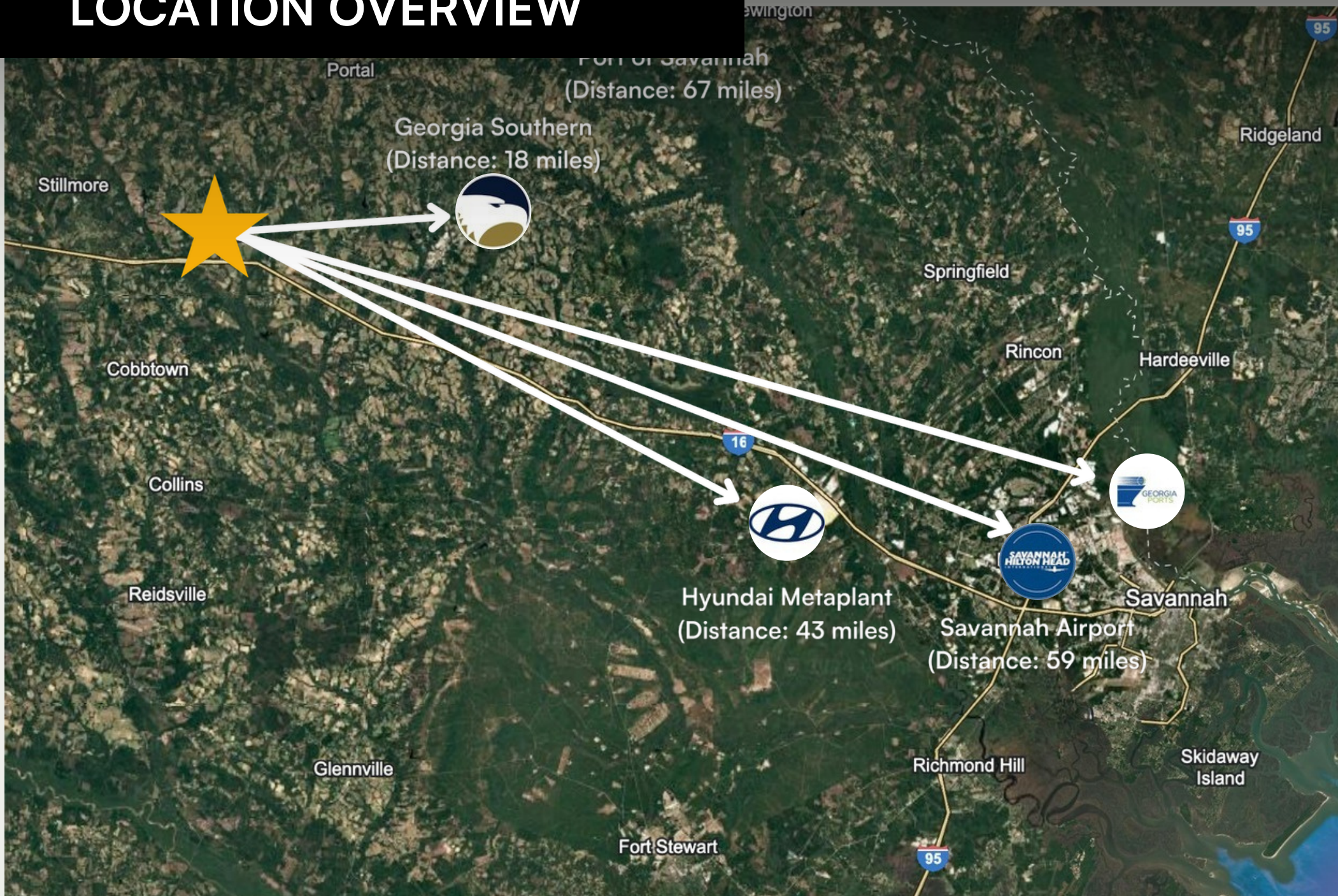
PROPERTY OVERVIEW



PROPERTY OVERVIEW



LOCATION OVERVIEW



BIO/CONTACT



Prashant Patel

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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

BIO/CONTACT



TRAVER VLIEM

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BACKGROUND

Traver Vliem focuses in retail, industrial, residential development tracts, and investment sales across Southeast Georgia, advising clients on acquisitions, dispositions, and development opportunities. His work spans single-tenant net-leased assets, redevelopment sites, and multi-market portfolios. Originally from Texas, Traver played football at Georgia Southern University and now lives in Statesboro with his wife, Bre, and their two young children. They are active members of Compassion Christian Church and enjoy attending sporting events together. Outside of work, Traver's interests include sports, artificial intelligence, and fitness.

EDUCATION

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team