

# FOR SALE

+/- 0.62 Acres

## Corporate Net Lease Investment Opportunity

1608 U.S. HWY 19 S, Leesburg, GA 31763

For more information  
please contact:

**Prashant Patel**

Associate

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**Traver Vliem**

Associate

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U.S. HIGHWAY 19



# Property Summary

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## The Offering

**Pricing:** Inquire for Pricing

**Zoning:** C-2 Commercial

**VPD:** 29,000+ on HWY 19

**Parcel Size:** +/- .62 Acres

## Property Overview

Blokk Commercial Real Estate is pleased to present the corporate American Lube Fast property, a single-tenant automotive service center located along Highway 19, one of Leesburg's most active and visible retail corridors (29,000+ VPD). Situated on 0.62 acres and surrounded by major national retailers such as Publix, Walgreens, Chick-fil-A, and Zaxby's, the property offers excellent frontage, access, and long-term stability.

The tenant operates under a percentage lease, paying 15% of gross sales and covering all expenses except property taxes and insurance. With a lease renewal opportunity and the potential to convert to a true NNN structure, this asset offers both immediate income and long-term upside for investors seeking dependable yield in a growing South Georgia market.



# Investment Highlights



## Lease Information

Tenant is American Lube Fast (Corporate) with +/- 1 year of lease remaining, with potential for renewal; Tenant pays all expenses except property taxes and insurance.

## Lease Type

Percentage rent - 15% of gross sales

## Average Rent (YTD 2025)

~\$7,731/month (\$92,772 annualized)

## Renewal Potential

Tenant open to new long-term NNN lease

## Zoning

C-2 Commercial Zoning

## Surrounded by National Tenants

Adjacent to Publix, Walgreens, Chick-fil-A, Zaxby's, and other regional/national retailers



# Investment Highlights



## Exceptional Visibility & Frontage

Located directly on Hwy 19 with full access and high visibility

## Performance

Consistent year over year sales growth

## Zoned for Commercial Use

Ready for immediate occupancy or redevelopment

## Strong Daily Traffic Count

Traffic counts exceed 29,000+ VPD, offering outstanding exposure



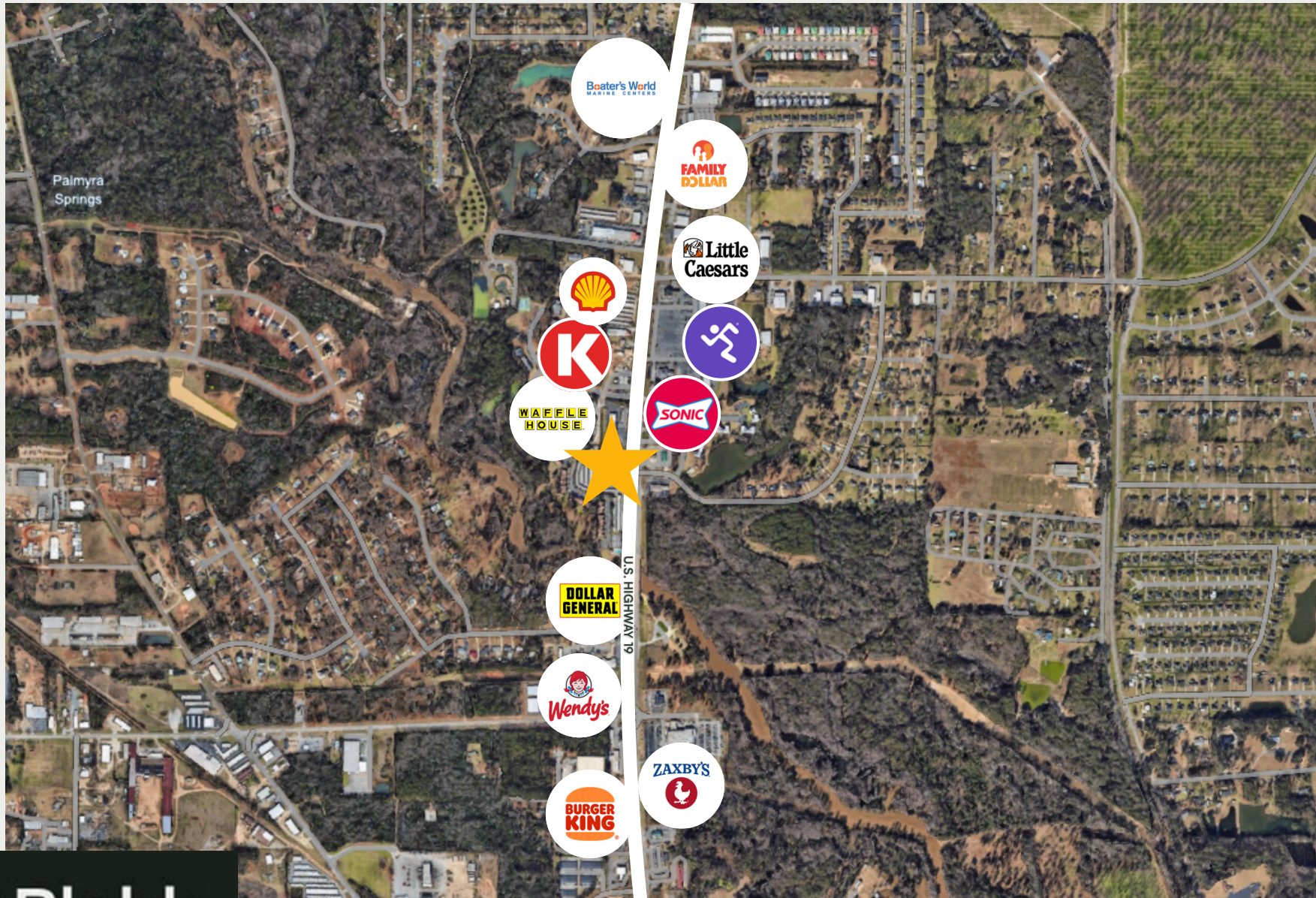


# Site Zoom Retailers





# Site Zoom Overview





# Demographics



## Population

- 3 miles: 24,417
- 5 miles: 63,516
- 10 miles: 108,204



## Household Income

- 3 miles: \$75,728
- 5 miles: \$70,003
- 10 miles: \$69,285



# Bio/Contact

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## **Prashant Patel**

Associate

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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**

Associate

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912.515.6060

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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