

**FOR SALE/LEASE**

+/- 0.52 acres

Prime Location

# Dark Sonic Available For Sale or Lease

317 S Virginia Ave, Tifton, GA 31794



**For more information  
please contact:**

**Prashant Patel**  
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**Traver Vliem**  
Associate  
912.515.6060  
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# Property Summary

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## The Offering

**Pricing:** Inquire for pricing

**Zoning:** Commercial

**Parcel Size:** 0.52 acres

**Parking:** 24 spaces

## Property Overview

Blokk Commercial Real Estate is pleased to present this 0.52-acre property in Tifton, GA, featuring a 1,228 sq. ft. building with a drive-thru, available for sale or lease.

Located in a prime spot with excellent visibility and high traffic counts just off I-75, the property is surrounded by strong retail synergy, including numerous national brands and big-box retailers. This is an excellent opportunity for redevelopment or investment.

For a Sonic franchisee, the property offers the added advantage of an existing buildout, streamlining the start of operations.

# Investment Highlights

**95K+**  
VPD

**.52**  
ACRES



Prime Location



High Traffic Counts



High Retail Synergy



Strong Visibility



Easy Transition for  
Sonic Franchisee



Co-tenants include  
Chick-fil-a, Hardees,  
Applebee's, and more

# Site Zoom Overview



# Site Zoom Retailers



# Demographics



## Population

- 3 miles: 24,200
- 5 miles: 30,630
- 10 miles: 42,755



## Household Income

- 3 miles: \$61,098
- 5 miles: \$64,103
- 10 miles: \$66,884



# Property Overview



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# Bio/Contact

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## **Prashant Patel**

Associate

[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**

Associate

[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