

CONYERS SQUARE

1745 GA-138 Conyers, GA 30013

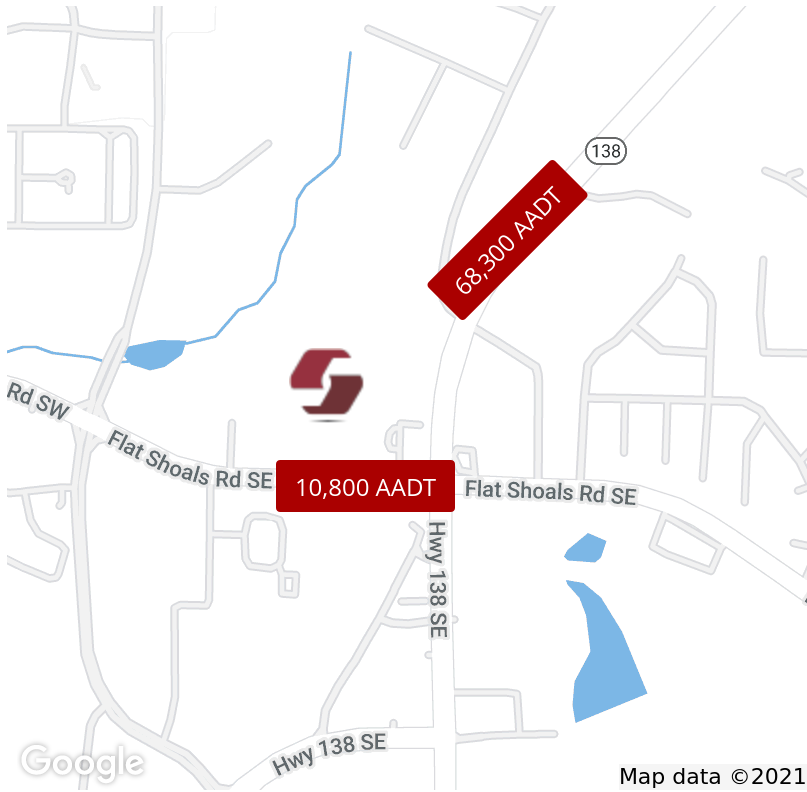


PROPERTY HIGHLIGHTS

- Located off the high-traffic corridor of I-20, which connects commuters from Atlanta to Conyers, on the “going-home” side of the road for all Atlanta commuters living south of I-20
- In the heart of Conyer’s major retail corridor with 1.3M SF of retail within a 1-mile radius
- Conyers Square’s Kroger location boasts the most grocery store visits in a 5-mile radius according to 2020 Placer.ai consumer data
- The Eastmore Community Development, just 2.5 miles from the center, will include 300,000 SF of retail space 220,000 SF of office space, 1,400 residential units, and a 9-story hotel.

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	13,884	30,866	49,019
Total Population	38,558	87,113	136,584
Average HH Income	\$70,401	\$74,674	\$74,130



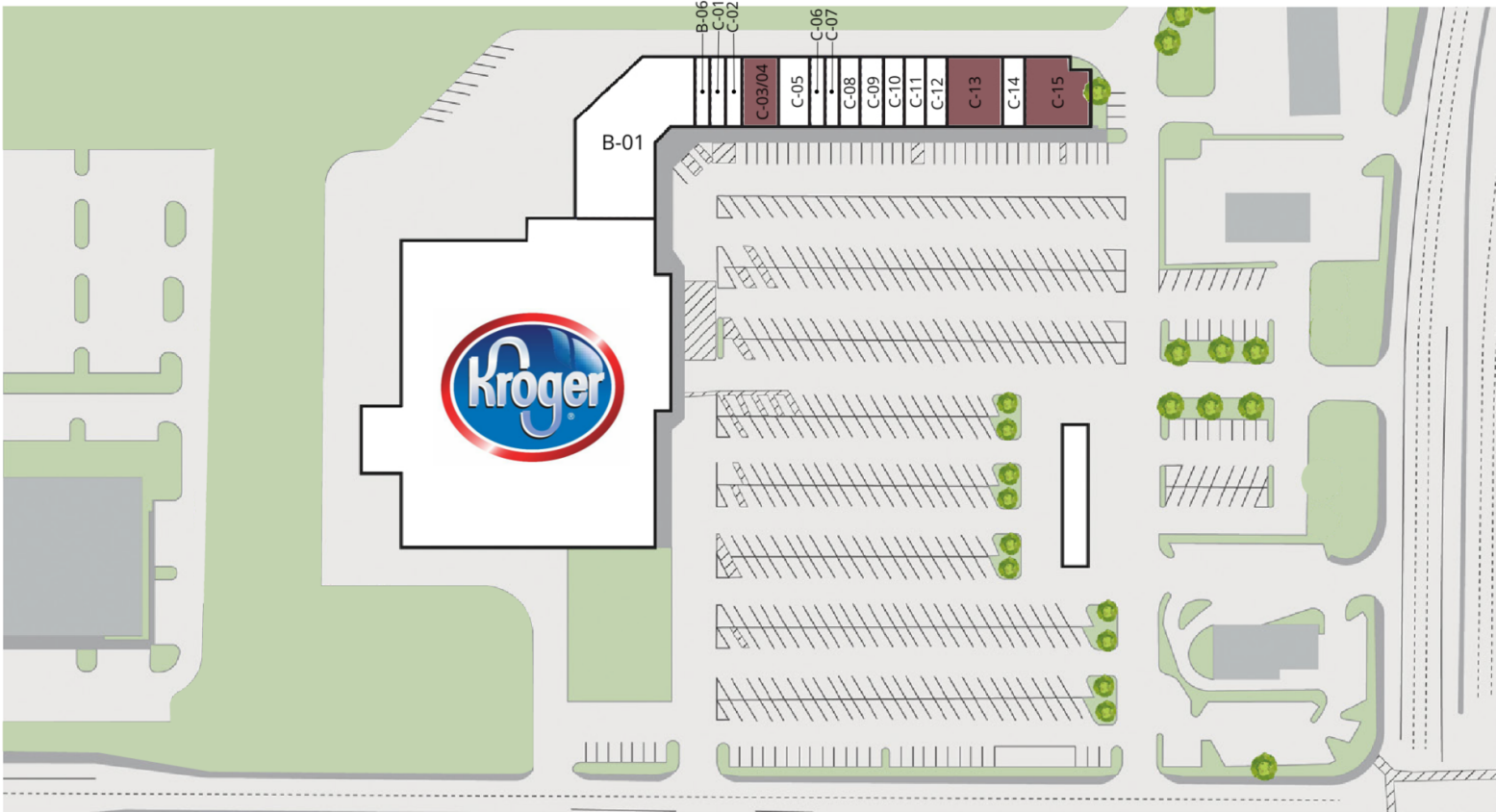
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SITE PLAN & AVAILABILITY

1	Kroger	58,890 SF	C-08	H&R Block	1,200 SF
B-01	Sunny's Beauty Supply	10,168 SF	C-09	Rockdale Dominican Barber	1,200 SF
B-06	Sapphire Nails	1,120 SF	C-10	Smartfix Unlock & Repair	810 SF
C-01	Sapphire Nails	1,120 SF	C-11	Copycat Print & Ship	990 SF
C-02	Sapphire Nails	1,120 SF	C-12	Surge Staffing	1,200 SF
C-03/04	AVAILABLE	2,400 SF	C-13	AVAILABLE	2,100 SF
C-05	Lendmark Financial	1,800 SF	C-14	World Nails	900 SF
C-06	Wings & Seafood	900 SF	C-15	AVAILABLE	3,400 SF
C-07	Allstate Insurance	900 SF			

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