

1222 ROYAL DRIVE SW,
CONYERS GEORGIA

±5,000 SF

PROFESSIONAL OFFICE

SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE



AVAILABLE:

±5,000 SF

USES:

Professional Office, Dental Practice, Physical Therapy,
Behavioral Health & Counseling, Primary Care & Specialists and
Salon Suites.

The 5,000-square-foot interior can be easily divided into two
separate suites of approximately 2,500 square feet each.

LEASE RATE:

\$15 per sq ft NNN



LOCATION OVERVIEW:

Located in the thriving and rapidly developing community
of Conyers, Georgia, this impressive 5,000-square-foot
office space offers a unique blend of functionality,
flexibility, and visibility - all situated on a well-maintained
0.59-acre lot. This property is perfectly suited for a wide
range of businesses, from traditional professional services
to medical practices and modern salon suite operations.

SUMMARY:

The building features a combination of open floor plans and
private office spaces, allowing for customized
configurations that can adapt to the needs of various
industries. Multiple private entrances enhance the
functionality of the layout, offering the flexibility to create
separate divisions for different departments, teams, or
tenants—ideal for multi-disciplinary firms or shared
business environments

SOUTHERN CAPITAL BROKERS

1226 Royal Dr SW suite Q

Conyers Georgia 30094

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DAVID BABATOPE

Commercial Broker

Mobile: 678 886-3669

Office: 678 263-4229

Email: scbcre@gmail.com

OVERVIEW

±5,000 SF
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YEAR CONSTRUCTED:

2016

LOT SIZE:

0.59 Acres

OCCUPANCY:

0%

IDEAL USES:

Professional Office, Dental Practice, Physical Therapy, Behavioral Health & Counseling, Primary Care & Specialists and Salon Suites.

AVAILABLE for immediate Occupancy!

PROPERTY INFO:

- Signage available
- Ample Parking Spaces
- 5,000 SF Building
- Ready for your custom built-out.
- Possible long term lease considered.
- Zoned OI
- The 5,000-square-foot interior can be easily divided into two separate suites of approximately 2,500 square feet each.

PROPERTY HIGHLIGHTS

- Great visibility on Royal Drive
- Signage on the building.
- Ample surface parking spaces.
- Located in a growing suburb with increasing commercial demand.

PROPERTY SUMMARY

- The lease rate is \$15 per sq ft NNN
- Year BUILT: 2016
- The lease rate is \$15 per sq ft NNN
- Lot Size: 0.59 Acres
- Available for lease: 2,500 SF—5,000 SF
- Zoned: OI

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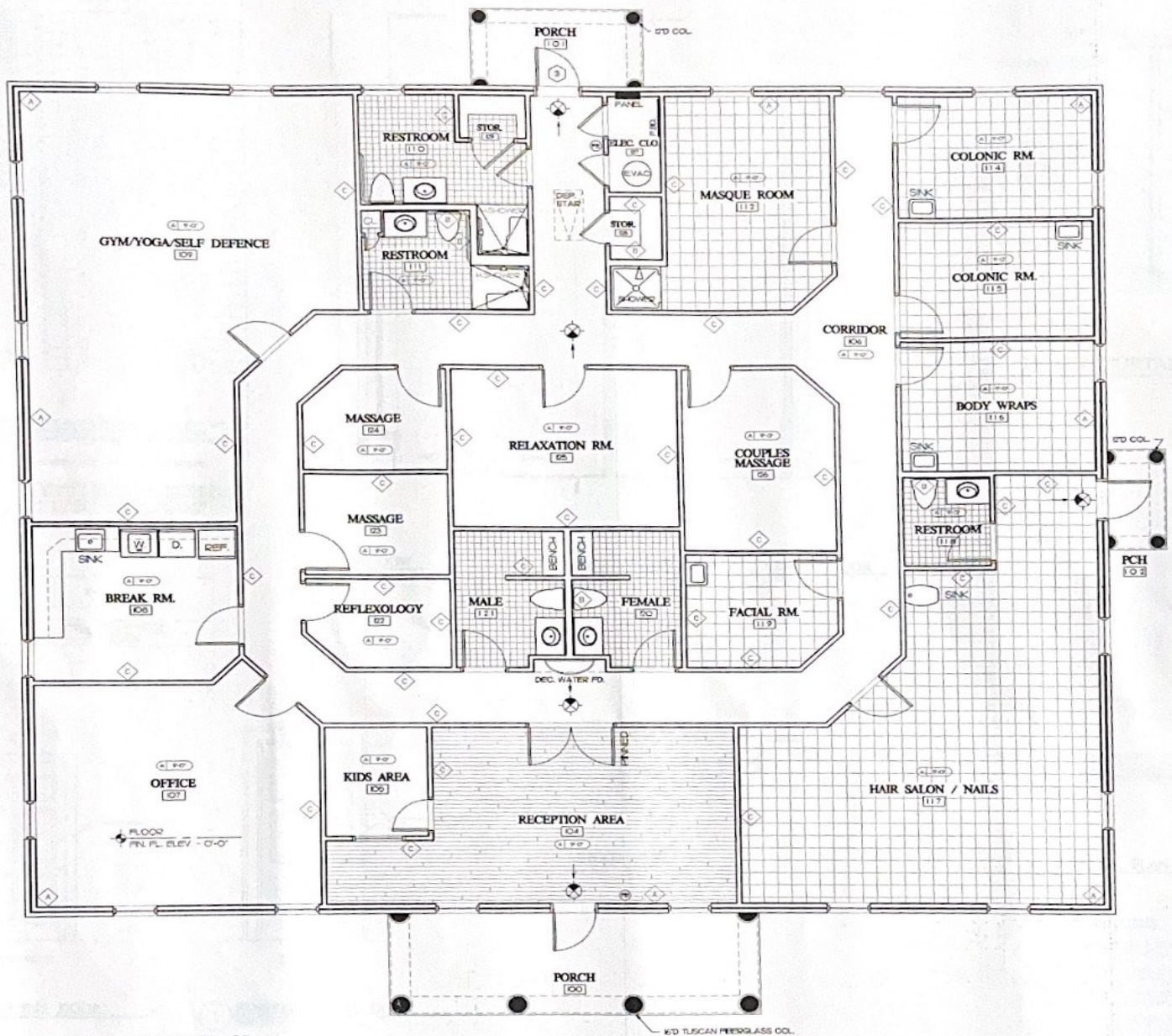
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FLOOR PLAN

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1 FINISH PLAN
SCALE: 1/4" = 1'-0"
4,992.36 SQ. FT.

NOTE: 1. PLANS WILL BE AVAILABLE
2. TWO BUILDING DALL / VIB.
3. INSULATION IN ALL WALL

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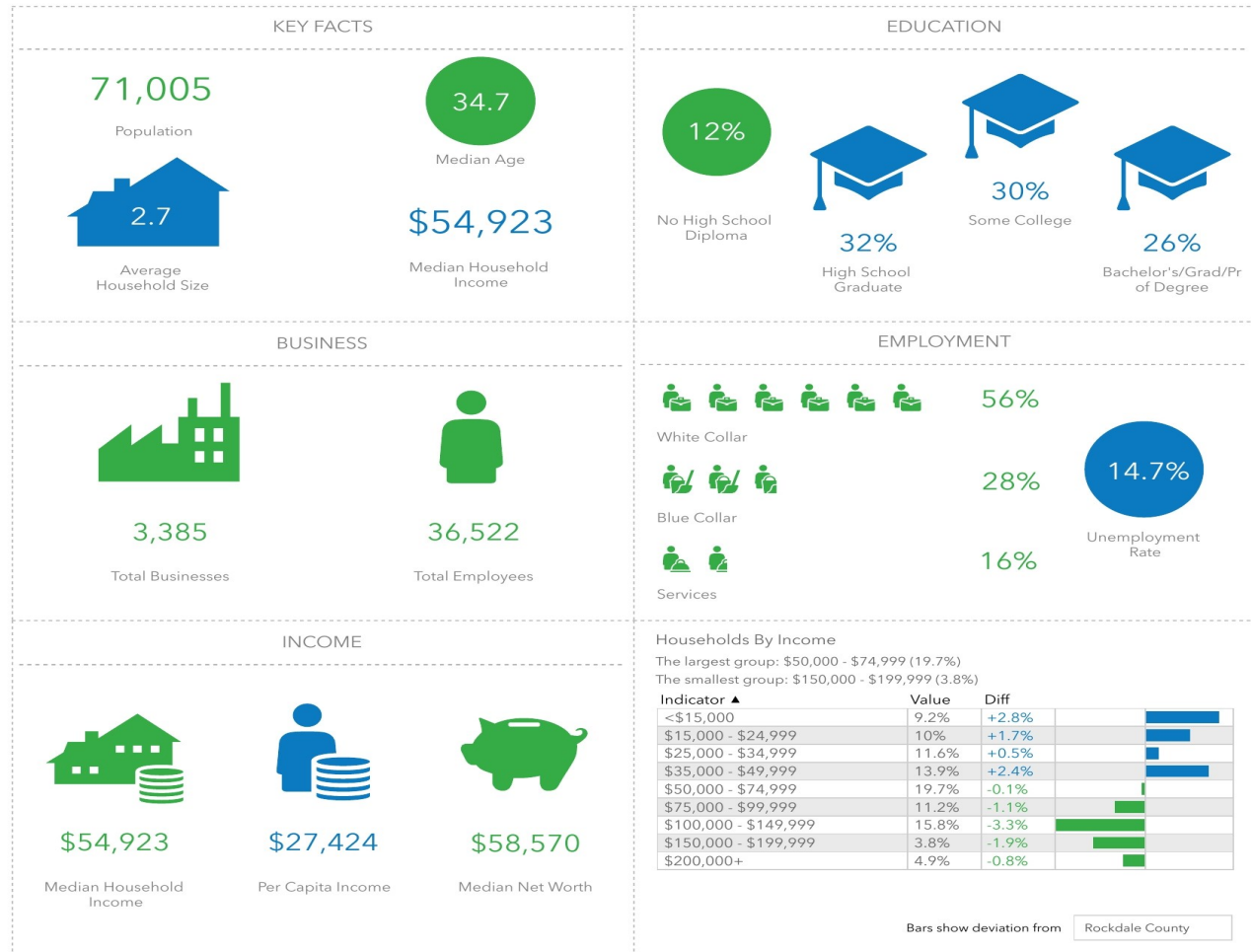
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KEY FACTS

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1500 Sigman Rd NW, Conyers, Georgia, 30012 (5 miles)
1500 Sigman Rd NW, Conyers, Georgia, 30012
Ring of 5 miles

Southern Capital Brokers
Latitude: 33.68610
Longitude: -84.03273



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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ABOUT THE AREA

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CONYERS, GA

This family-friendly community is the only city in Rockdale County, Georgia. The County lies approximately 25 miles east of Atlanta along Interstate 20 with its major exit interchange at Georgia Highway 20/Georgia Highway 138. Rockdale County was formed in 1870 and gets its name from the granite bedrock that is found not far below the surface. Rockdale's only incorporated town, Conyers, was chosen as the county seat.

Formed in 1854, the citizens of Conyers created the city for the purposes of enhanced services and a better quality of life. Since then, those governing and serving the citizens of Conyers have long held these philosophy and mission statements to be utmost priority. The county started as a stop for travelers between Atlanta and Augusta.

Today, the economy of Rockdale County is supported by many industrial facilities besides a vibrant suburban area. Industries such as AT&T, Golden State Foods, Lithonia Lighting, and Pratt Industries provide many of the jobs in the county. Retail chains such as Home Depot, Kohl's, Lowe's, Target and Walmart are also major employers within the county. In addition, Rockdale County boasts a many Small, local businesses. The Conyers Rockdale Chamber of Commerce is well known across Georgia for its continued development in economic growth. More recently, the county has attracted many film companies and has been dubbed "the biggest little filming



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