

HWY 138 & CENTENNIAL OLYMPIC PARKWAY, CONYERS, GEORGIA
 PRIME ±7.58 ACRES COMMERCIAL SITE | SIGNALIZED INTERSECTION | C1 ZONING



7 ACRES

Burlington Rainbow
 Chipotle, Taco Bell, Starbucks, Boost, Burger King
Dollar General
 Golden Krust, Hobby Lobby, Chick-fil-A, Firehouse Subs, Five Guys

Lowe's, Zaxby's, AMF, UPS
 Auto Zone, Family Dollar, Cafe Milano, Walgreens, Big Savings, Regions

OUTBACK STEAKHOUSE, BRU'STER'S real ice cream, Auto Zone
 Cuckoo Parrot, LAQUINTA COUNTRY, golden corral

BIG LOTS! mellow mushroom, HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

PETSMART, Walmart, Office DEPOT, IHOP
 Hampton, Wendy's, EconoLodge, COURTYARD, DON TELLO'S, Super Sunny, value village, Party City

KOHL'S, TORRID, poppin' STOP, Michaels, belk
 Bath & Body Works, five BELOW, BEST BUY, chilli's, RED LOBSTER, CHUCK E. CHEESE, TJ-maxx

WHATABURGER, LOW WINGS, FISH HARBOR SEA FOOD, ZAXBY'S, Pizza Hut, TACO BELL
Waffle House, AMERICAN FREIGHT FURNITURE - MATTRESS, metro by T-Mobile, BUFFALO WILD WINGS, COZUMEL, PAPA JOHN'S, CVS pharmacy, SUBWAY, iNails & Spa, FAMILY DOLLAR, Wendy's, H&R BLOCK

Piedmont ROCKDALE, O'Reilly AUTO PARTS, Shell



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PRIME CORNER LOT FOR SALE

±7.58-acre commercial site located at the signalized intersection of Highway 138 and Centennial Olympic Parkway in Conyers, GA. This high-visibility corner sits along a major retail corridor with strong traffic counts and excellent frontage, making it ideal for a variety of commercial uses.

Property is located near the Georgia International Horse Park, a major regional tourism and recreation destination that drives consistent area traffic.

Surrounding area is experiencing rapid residential growth, with several active and recently completed subdivisions nearby, supporting increased demand for retail, restaurant, medical, and service-oriented development.

Highlights:

- ±7.58 acres | Zoned C-1 (Neighborhood Commercial)
- Signalized intersection with strong visibility
- Frontage on Highway 138 (primary retail corridor)
- High traffic counts and excellent access
- Near major regional attraction
- Surrounded by expanding residential communities
- Located in the path of east metro Atlanta growth

Ideal-Uses:

Retail centers, medical/office, quick-service restaurants, and service-based businesses.

Georgia



AERIAL VIEW

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1007 Green Street #1492, Conyers,
Conyers, Georgia 30012

www.SouthernCapitalBrokers.com

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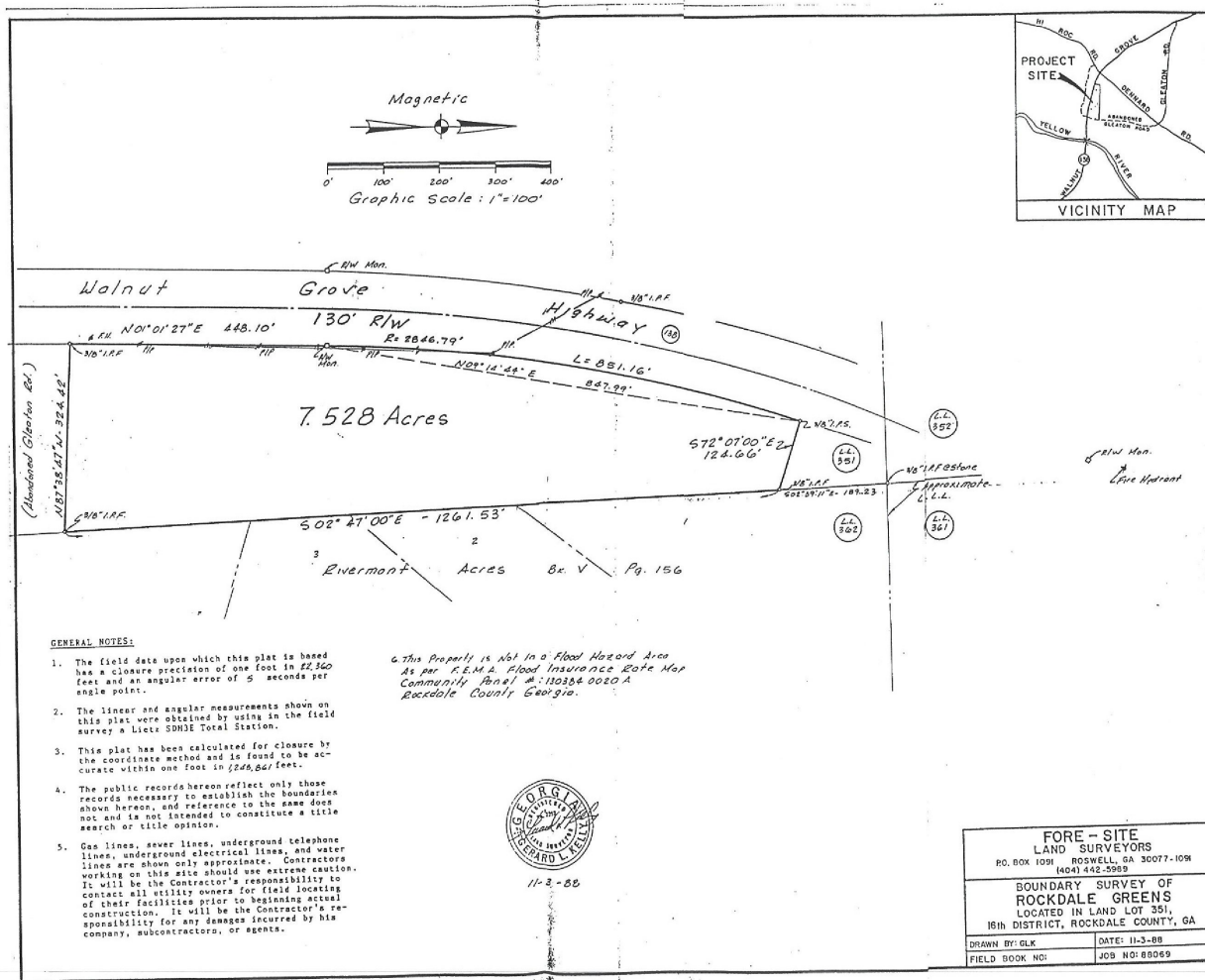
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EXHIBIT "A" LEGAL DESCRIPTION



15
Gut

S:\ACTIVE PROJECTS\DENNARD RD @ 183 ROCKDALE COUNTY\1.00 ACQUISITION - Rockdale Greens\Rockdale Greens-01142000\df004\Ctl.doc

KEY FACTS

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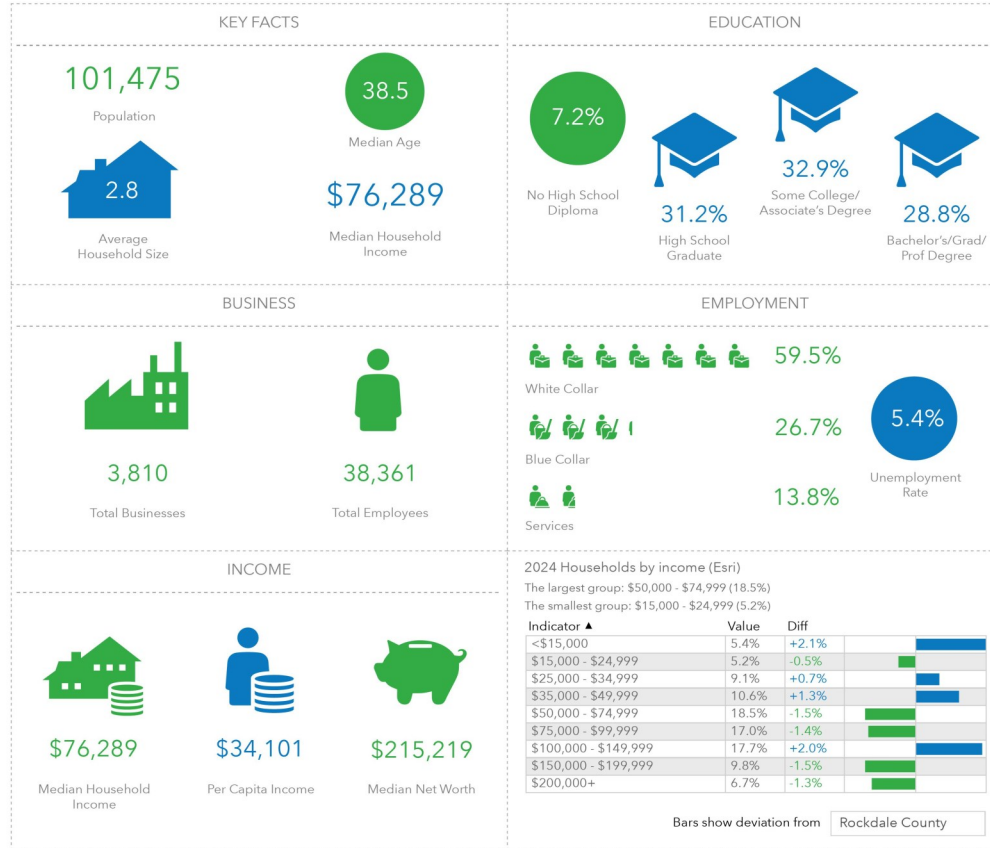
Key Facts

Salem Rd SE & Avondale Blvd SE, Conyers, Georgia, 30013 (5 miles)
 Salem Rd SE & Avondale Blvd SE, Conyers, Georgia, 30013
 Ring of 5 miles

Southern Capital Brokers
 Latitude: 33.61578
 Longitude: -83.97498

Key Facts

Salem Rd SE & Avondale Blvd SE, Conyers, Georgia,
 30013
 Ring of 5 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri



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Demographic and Income Profile

Salem Rd SE & Avondale Blvd SE, Conyers, Georgia, 30013
Ring: 5 mile radius

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Summary	Census 2010	Census 2020	2024	2029
Population	83,352	95,740	101,475	105,516
Households	29,582	33,639	35,952	37,885
Families	21,969	24,743	25,952	27,192
Average Household Size	2.80	2.83	2.81	2.77
Owner Occupied Housing Units	20,632	22,264	24,340	26,429
Renter Occupied Housing Units	8,951	11,375	11,612	11,456
Median Age	34.8	38.2	38.5	39.0
Trends: 2024-2029 Annual Rate				
	Area	State	National	
Population	0.78%	0.61%	0.38%	
Households	1.05%	0.86%	0.64%	
Families	0.94%	0.75%	0.56%	
Owner HHS	1.66%	1.32%	0.97%	
Median Household Income	2.37%	3.20%	2.95%	
Households by Income				
			2024	2029
	Number	Percent	Number	Percent
<\$15,000	1,926	5.4%	1,648	4.4%
\$15,000 - \$24,999	1,854	5.2%	1,363	3.6%
\$25,000 - \$34,999	3,286	9.1%	2,656	7.0%
\$35,000 - \$49,999	3,808	10.6%	3,443	9.1%
\$50,000 - \$74,999	6,667	18.5%	6,458	17.0%
\$75,000 - \$99,999	6,108	17.0%	6,619	17.5%
\$100,000 - \$149,999	6,374	17.7%	7,693	20.3%
\$150,000 - \$199,999	3,529	9.8%	4,883	12.9%
\$200,000+	2,399	6.7%	3,122	8.2%
Median Household Income	\$76,289		\$85,759	
Average Household Income	\$96,523		\$112,069	
Per Capita Income	\$34,101		\$40,124	
Population by Age				
	Number	Percent	Number	Percent
0 - 4	6,100	7.3%	5,302	5.5%
5 - 9	6,545	7.9%	6,188	6.5%
10 - 14	7,150	8.6%	7,393	7.7%
15 - 19	6,915	8.3%	7,649	8.0%
20 - 24	4,847	5.8%	6,152	6.4%
25 - 34	10,344	12.4%	11,475	12.0%
35 - 44	13,112	15.7%	12,161	12.7%
45 - 54	11,931	14.3%	14,010	14.6%
55 - 64	8,663	10.4%	12,292	12.8%
65 - 74	4,623	5.5%	8,379	8.8%
75 - 84	2,298	2.8%	3,553	3.7%
85+	826	1.0%	1,187	1.2%
Race and Ethnicity				
	Number	Percent	Number	Percent
White Alone	31,543	37.8%	22,067	23.0%
Black Alone	45,513	54.6%	62,255	65.0%
American Indian Alone	194	0.2%	302	0.3%
Asian Alone	1,352	1.6%	1,437	1.5%
Pacific Islander Alone	51	0.1%	129	0.1%
Some Other Race Alone	2,711	3.3%	3,939	4.1%
Two or More Races	1,988	2.4%	5,611	5.9%
Hispanic Origin (Any Race)	5,681	6.8%	7,156	7.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 28, 2024

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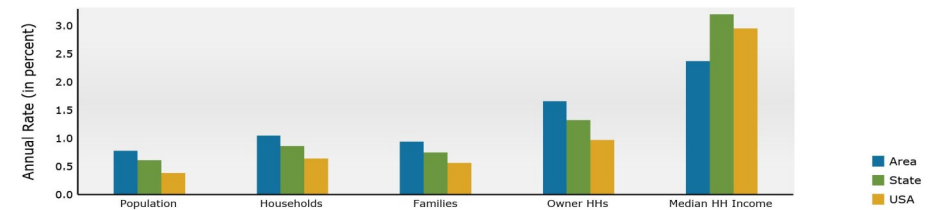


Demographic and Income Profile

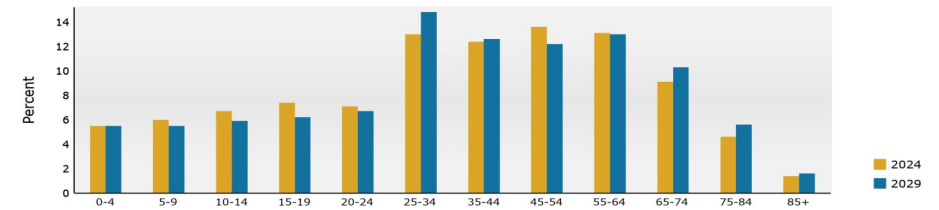
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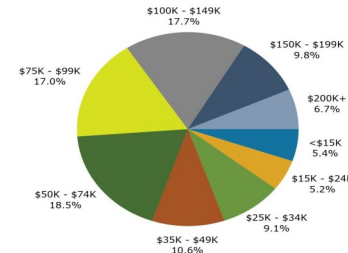
Trends 2024-2029



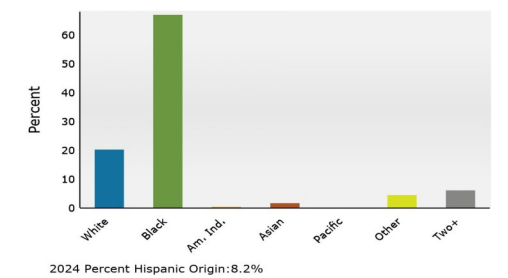
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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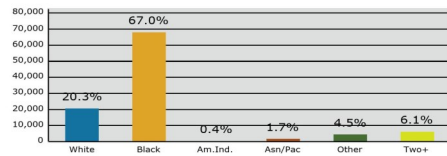


Graphic Profile

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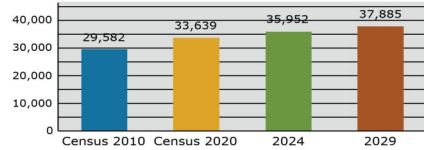
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2024 Population by Race

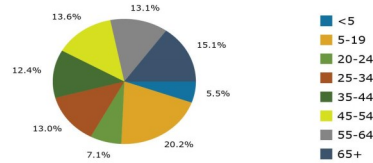


2024 Percent Hispanic Origin: 8.2%

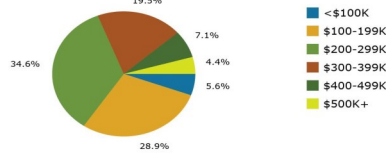
Households



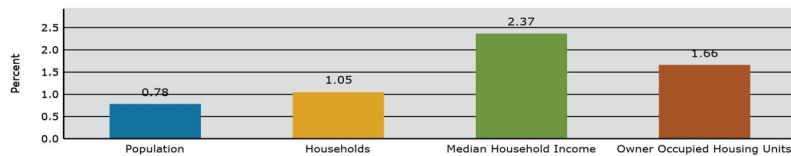
2024 Population by Age



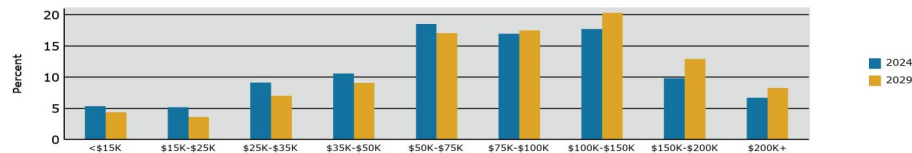
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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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



Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.



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