

HWY 138 & CENTENNIAL OLYMPIC PARKWAY, CONYERS, GEORGIA

PRIME ±7.58 ACRES COMMERCIAL SITE | SIGNALIZED INTERSECTION | C1 ZONING



SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE

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1359 Milstead Road, Suite 101A,
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OVERVIEW

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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.

Financing:

Seller financing is available for qualified buyers, and the seller is willing to provide time for rezoning to experienced developers or investors. A rare opportunity to secure a premier commercial site in the path of East Metro Atlanta's continued growth.

Ideal-Uses:

Excellent opportunity for retail, medical/office, multifamily, quick-service restaurants, and other high-demand commercial uses.

Georgia



AERIAL VIEW

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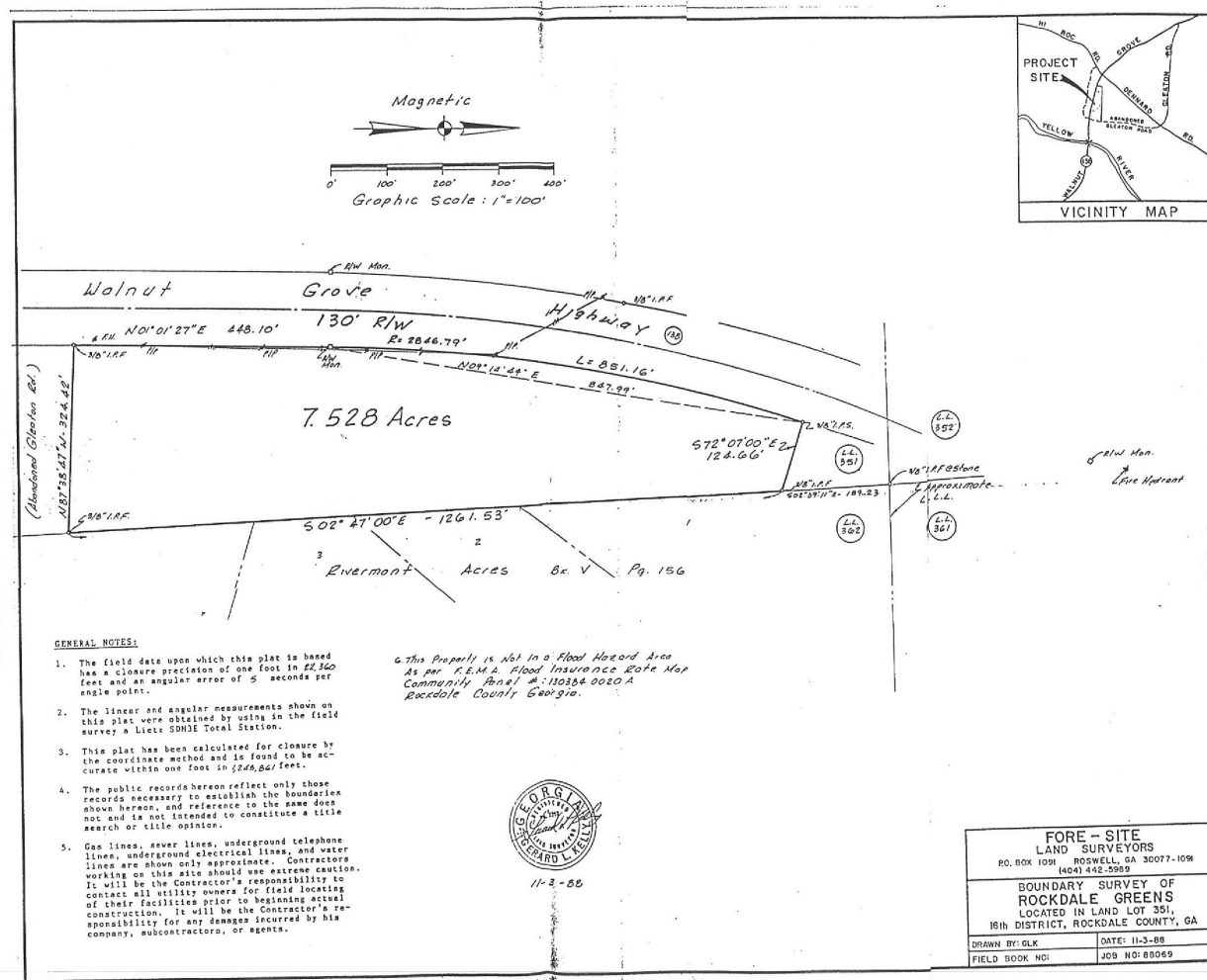
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EXHIBIT "A" LEGAL DESCRIPTION

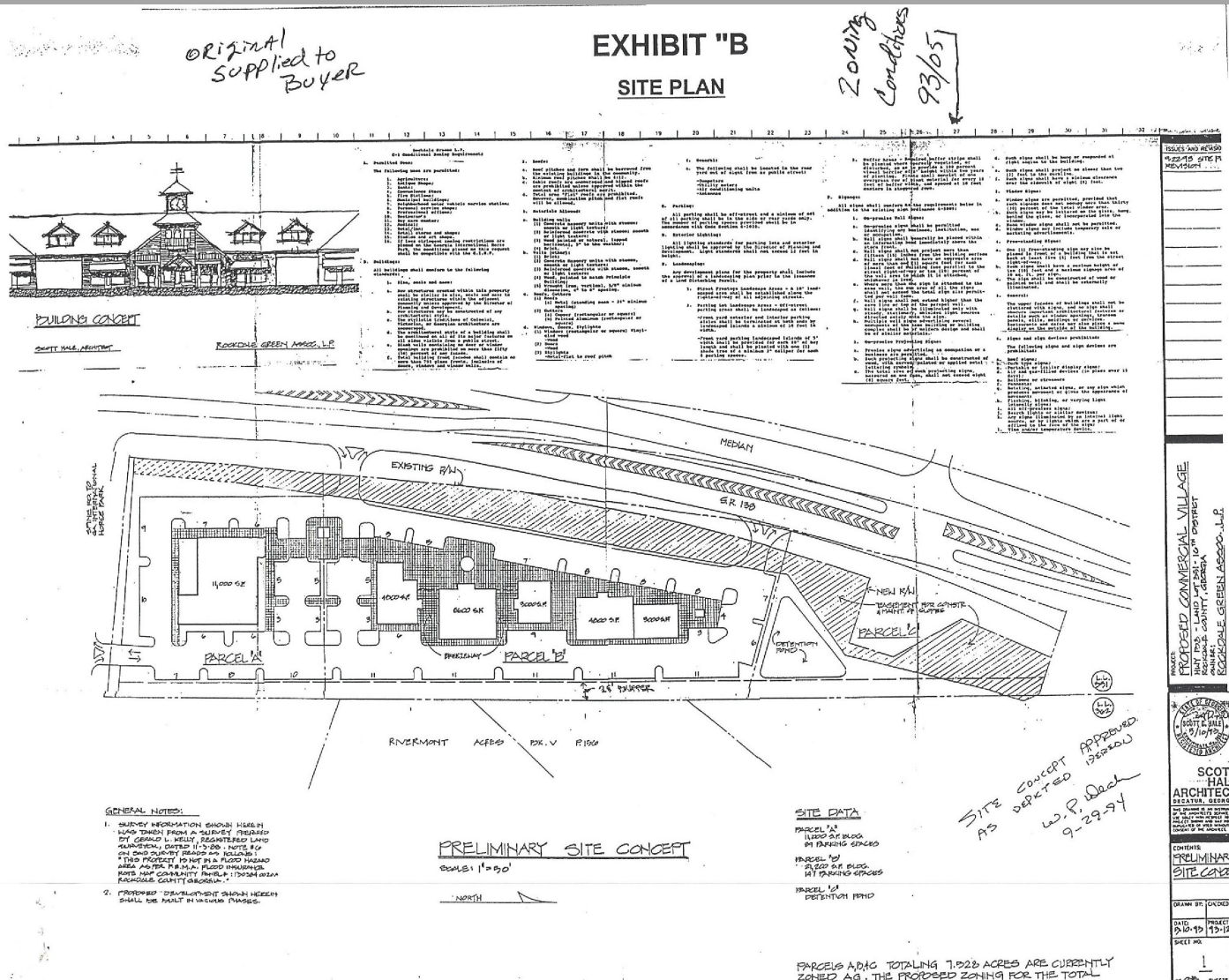


S:\ACTIVE PROJECTS\DENNARD RD @ 183 ROCKDALE COUNTY\1.00 ACQUISITION - Rockdale Greens\Rockdale Greens-01142000Drf004Clt.doc

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KEY FACTS

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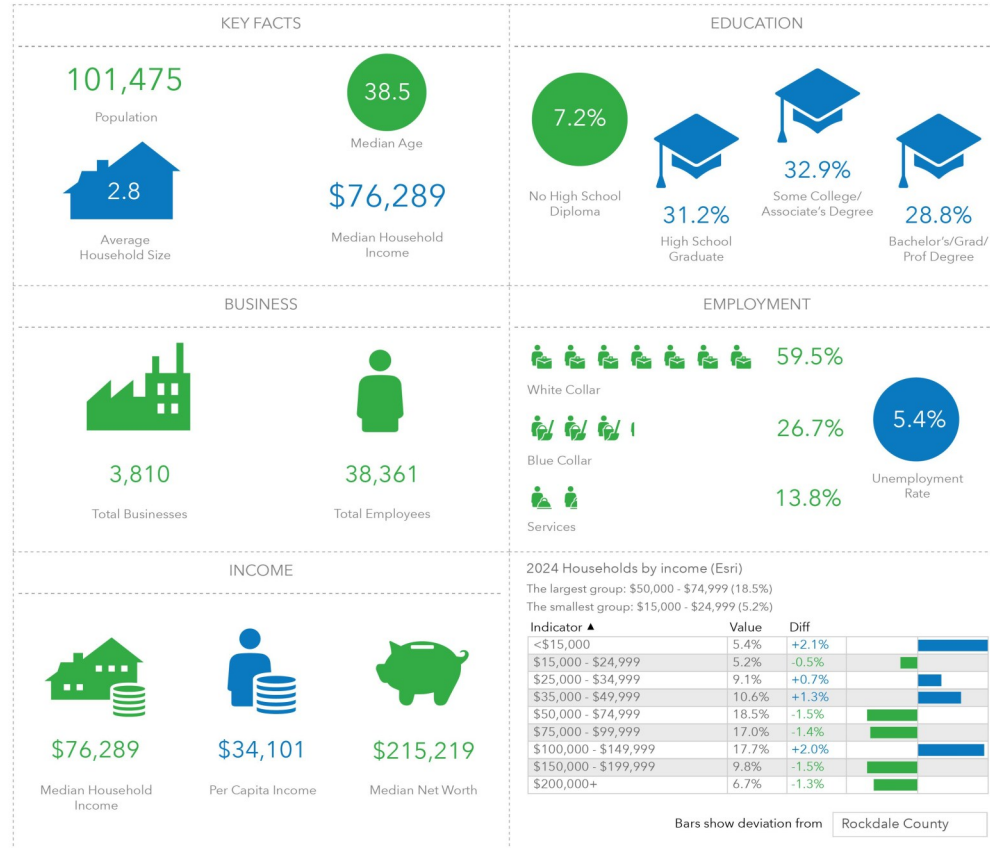
Key Facts

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			Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0 - 4	6,100	7.3%	5,302	5.5%	5,587	5.5%	5,830	5.5%		
5 - 9	6,545	7.9%	6,188	6.5%	6,133	6.0%	5,800	5.5%		
10 - 14	7,150	8.6%	7,393	7.7%	6,831	6.7%	6,276	5.9%		
15 - 19	6,915	8.3%	7,649	8.0%	7,517	7.4%	6,577	6.2%		
20 - 24	4,847	5.8%	6,152	6.4%	7,214	7.1%	7,080	6.7%		
25 - 34	10,344	12.4%	11,475	12.0%	13,187	13.0%	15,594	14.8%		
35 - 44	13,112	15.7%	12,161	12.7%	12,596	12.4%	13,323	12.6%		
45 - 54	11,931	14.3%	14,010	14.6%	13,850	13.6%	12,908	12.2%		
55 - 64	8,663	10.4%	12,292	12.8%	13,276	13.1%	13,675	13.0%		
65 - 74	4,623	5.5%	8,379	8.8%	9,255	9.1%	10,847	10.3%		
75 - 84	2,298	2.8%	3,553	3.7%	4,633	4.6%	5,908	5.6%		
85+	826	1.0%	1,187	1.2%	1,397	1.4%	1,698	1.6%		
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone	31,543	37.8%	22,067	23.0%	20,629	20.3%	19,841	18.8%		
Black Alone	45,513	54.6%	62,255	65.0%	67,973	67.0%	71,582	67.8%		
American Indian Alone	194	0.2%	302	0.3%	358	0.4%	375	0.4%		
Asian Alone	1,352	1.6%	1,437	1.5%	1,604	1.6%	1,752	1.7%		
Pacific Islander Alone	51	0.1%	129	0.1%	142	0.1%	156	0.1%		
Some Other Race Alone	2,711	3.3%	3,939	4.1%	4,559	4.5%	5,084	4.8%		
Two or More Races	1,988	2.4%	5,611	5.9%	6,209	6.1%	6,725	6.4%		
Hispanic Origin (Any Race)	5,681	6.8%	7,156	7.5%	8,343	8.2%	9,276	8.8%		

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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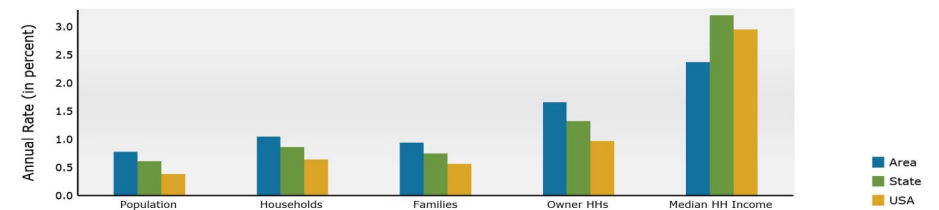


Demographic and Income Profile

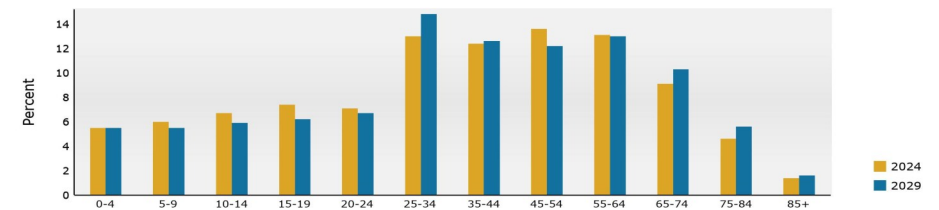
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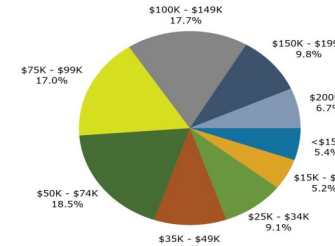
Trends 2024-2029



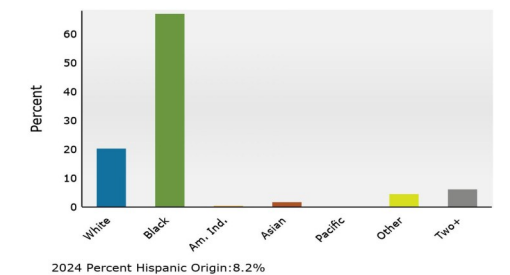
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 8.2%

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

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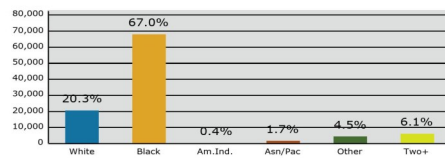


Graphic Profile

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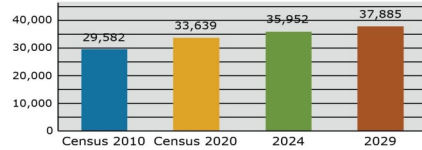
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2024 Population by Race

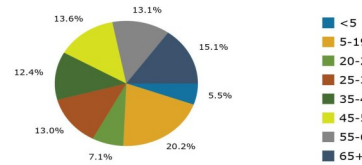


2024 Percent Hispanic Origin: 8.2%

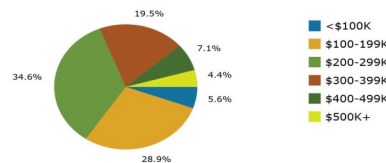
Households



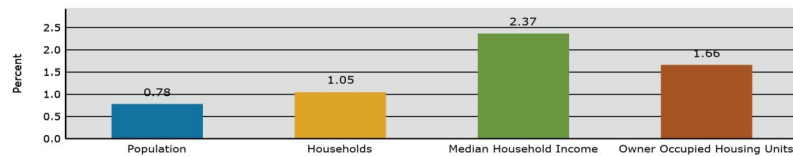
2024 Population by Age



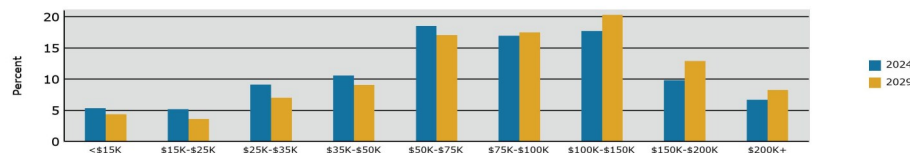
2024 Home Value



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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