

CONYERS VILLAGE SPACE FOR LEASE

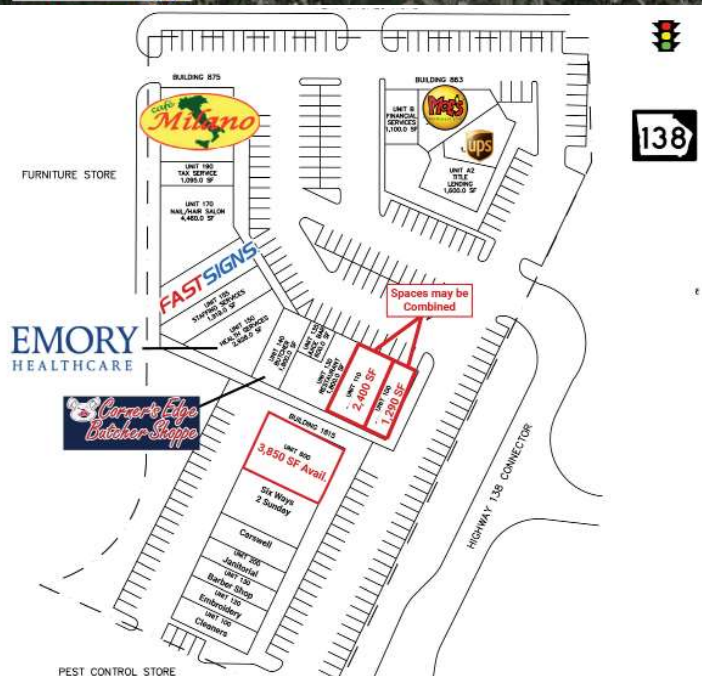


GA 138 and Flat Shoals Road | Conyers, GA



PROPERTY HIGHLIGHTS

- Located at the signalized intersection of GA 138 and Flat Shoals Road
- Extremely high traffic counts (43,000CPD on GA 138 and 10,900CPD on Flat Shoals Road) are a result of the property's location between high density single family housing to the south and I-20 less than 1/2 mile to the north.
- Residents use GA 138 on their daily commute, and the property is conveniently located on the "going home" side of the journey.



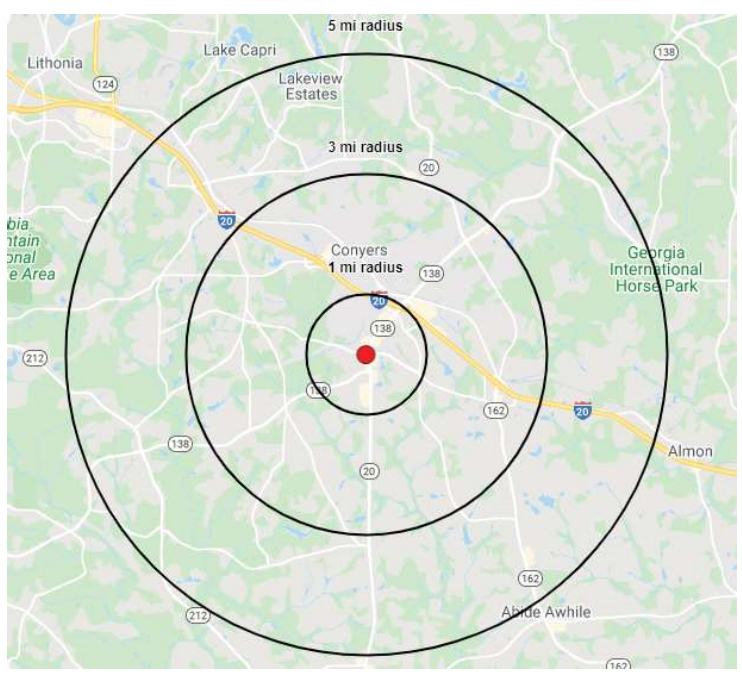
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Demographics	1-Mile	3-Mile	5-Mile
Total Population	3,113	38,296	91,064
Median Age	37.4	36.9	36.6
Number of Businesses	777	3,248	5,331
Daytime Population	5,250	31,474	43,287



Household/Income	1-Mile	3-Mile	5-Mile
Total Households	1,145	13,861	32,254
Average HH Income	\$89,147	\$74,076	\$78,230
Median HH Income	\$68,027	\$63,650	\$65,473

Traffic Counts
GA 138 - 42,200 Cars Per day (2020 GA DOT)
Flat Shoals Road - 10,000 Cars Per day (2020 GA DOT)

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