

# 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.



Exclusive Agent

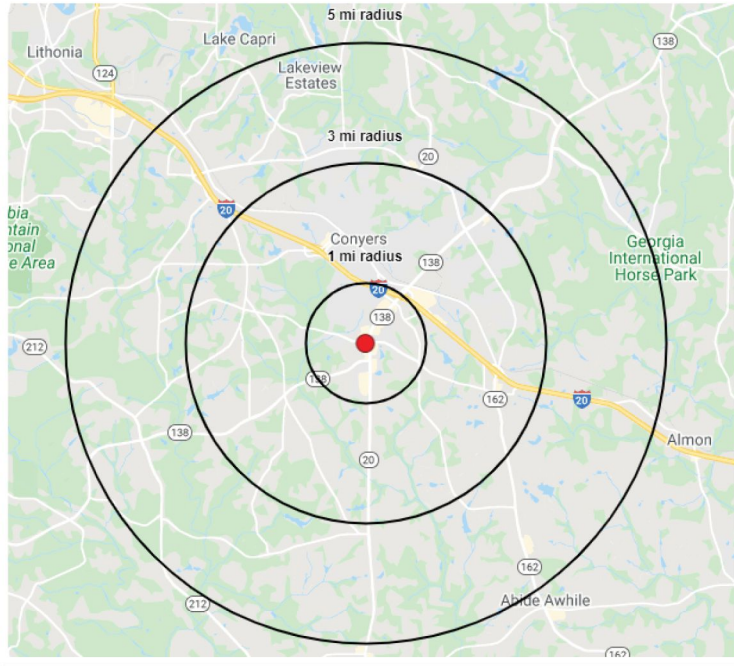
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Demographics	1-Mile	3-Mile	5-Mile
Total Population	3,155	38,519	88,204
Median Age	36.7	36.5	36.4
Number of Businesses	724	2,720	4,060
Daytime Population	5,438	27,094	36,614

Household/Income	1-Mile	3-Mile	5-Mile
Total Households	1,149	14,179	31,697
Average HH Income	\$76,344	\$69,058	\$75,494
Median HH Income	\$56,725	\$58,924	\$61,780



Traffic Counts
GA 138 - 43,000 Cars Per day (2019 GA DOT)
Flat Shoals Road - 10,900 Cars Per day (2019 GA DOT)

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