

# 1.76 Acres of Commercial Vacant Land

SE Salem Road, Conyers, Georgia 30013

MXD Commercial Zoning



## INVESTMENT HIGHLIGHTS

- Approximately 1.76 Acres MXD Commercial Zoning
- Prime location just off the I-20 exit / Excellent high-traffic location with more than 37,000 vehicles per day
- Ready-to-build land with cleared site and available utility access
- Great development opportunity for drive-thru concepts, retail center, or automotive-related businesses
- Strong demographics with a 5-mile average household income of \$98,323 and population exceeding 104,548
- Strong retail corridor along Salem Rd with many national tenants nearby such as Burger King, Chipotle, Taco Bell, Ingles, QT, Cricket Wireless, Dollar Tree, and McDonald's.

	2-mile	5-mile	10-mile
<b>Total Population</b>	19,619	98,808	242,687
<b>2030 Projection</b>	20,793	104,548	257,671
<b>Average HH Income</b>	\$98,323	\$99,810	\$98,206

**TBRE**  
REAL ESTATE SERVICES

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