



2209 SALEM RD SE CONYERS, GA 30013

For Sale
1.78± Acre Mix-Use Tract of Land

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

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bmarshburn@kingindustrial.com

DOUG BURGGAFF, CCIM

Vice President

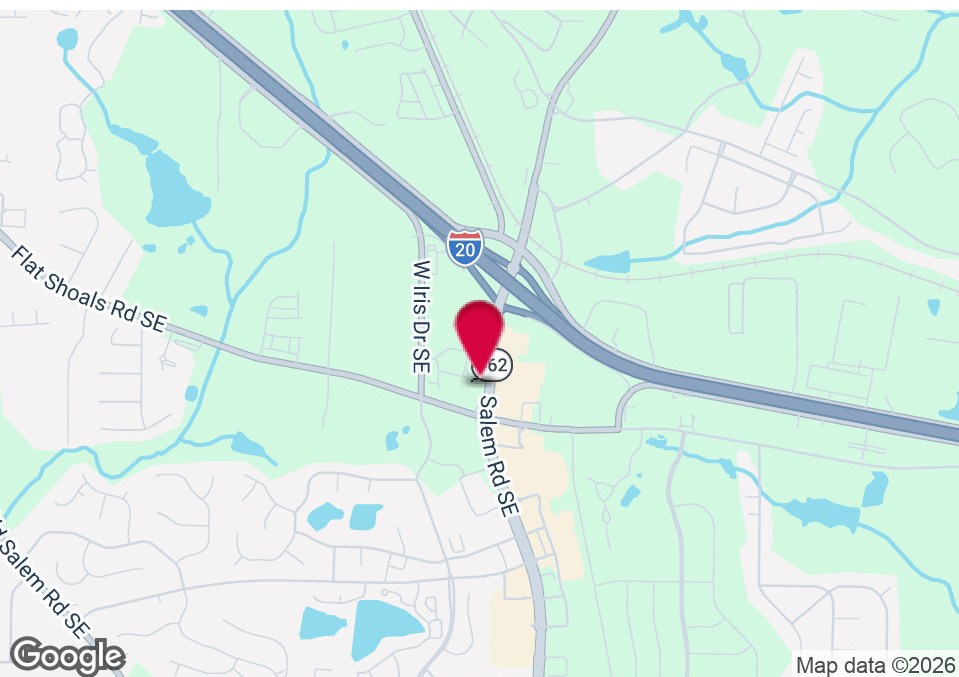
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PROPERTY HIGHLIGHTS

- **High-Traffic Corridor:** Features **33,700 Average Vehicles per Day** per GA DOT for Maximum Retail Exposure
- **Generous 1.78-Acre Lot:** Ample Acreage Allows Flexible Site Layouts, Expansive Parking, or Multi-Tenant Development
- **Flexible MXD Zoning:** Versatile Mixed-Use Development Zoning Accommodates Wide-Ranging Retail, QSR, Office, or Service Uses
- **Strategic Corner Location:** Positioned at a High-Visibility Corner Along the Heavily Traveled Salem Road Corridor
- **Dense Commuter Catchment:** Sits on the Primary Artery Connecting South Rockdale and North Newton Counties to I-20
- **Interstate Location:** 2/10± Mile South of I-20 at Exit 84 (Salem Road/ SR 162)

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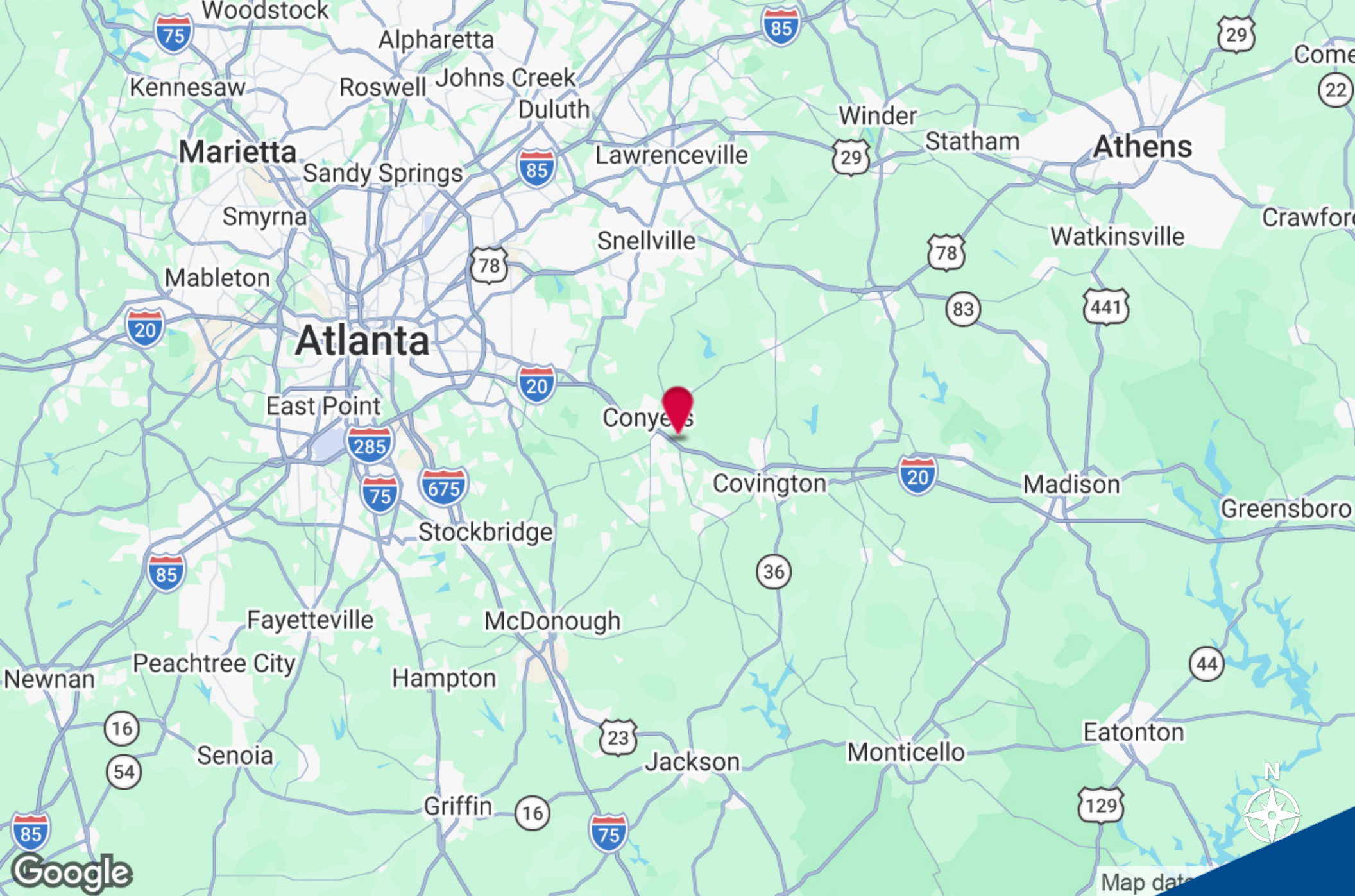
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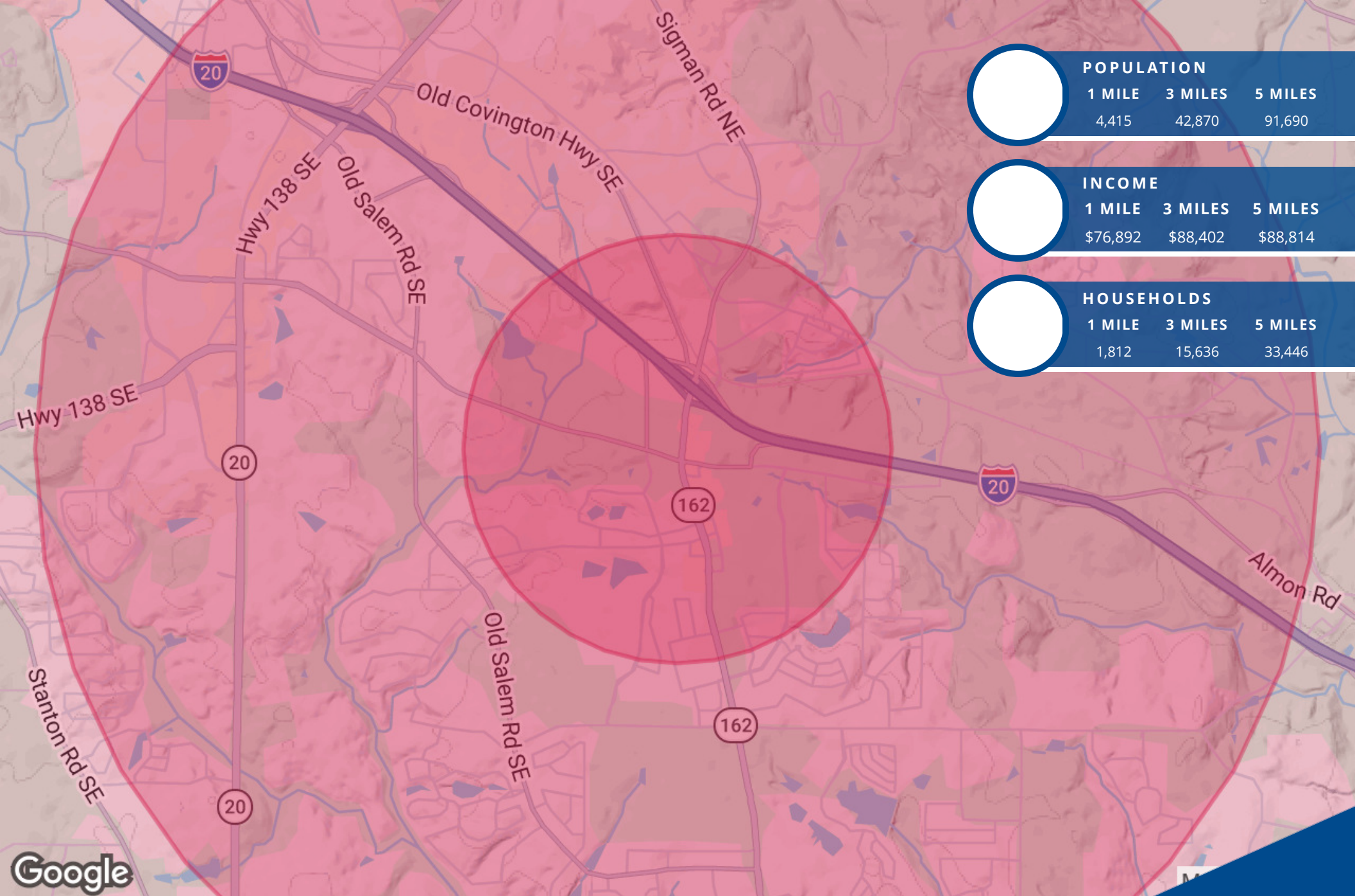
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POPULATION

1 MILE	3 MILES	5 MILES
4,415	42,870	91,690

INCOME

1 MILE	3 MILES	5 MILES
\$76,892	\$88,402	\$88,814

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,812	15,636	33,446

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EXCLUSIVELY LISTED BY:

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