

1281 & 1283 PARKER ROAD, CONYERS, GEORGIA 30094
EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVESTMENTS



SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE

SOUTHERN CAPITAL BROKERS

1359 Milstead Road suite 101A
Conyers Georgia 30012
www.SouthernCapitalBrokers.com

DAVID BABATOPE
Commercial Broker
Mobile: 678 886-3669
Office: 678 889-8938
Email: scbcre@gmail.com

CONTENTS

EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVESTMENTS

FRONT ELEVATION	1
CONTENT	2
OVERVIEW	3 & 4
PROPERTY PHOTOS	5 & 6
FLOOR PLAN	7
AERIAL MAP	8
KEY FACTS	9
GRAPHIC PROFILE	10
DEMOGRAPHICS	11
ABOUT THE AREA	12
DISCLAIMER	13
CONTACT	14



EXECUTIVE OFFICE BUILDING FOR SALE

Income-Producing Commercial Investment

1281 & 1283 Parker Road, Conyers, Georgia 30094

Investments Highlights:

Acquire a well-maintained executive office building offering immediate cash flow with significant value-add potential. Located in a quiet, professional business park, this property is ideal for investors seeking stable rental income and future appreciation.

Property Features:

- ♦ Executive office building in a professional business environment.
- ♦ **70% Occupied** – Immediate rental income.
- ♦ Opportunity to lease remaining available suites and increase NOI
- ♦ Attractive setting for professional office tenants
- ♦ Well suited for attorneys, accountants, insurance agencies, real estate firms, consultants, financial services, and other professional businesses.

Georgia



WHY INVESTORS WILL LIKE THIS PROPERTY

Immediate Cash Flow.

Existing tenants provide income from day one.

Value-Add Opportunity:

Increase revenue by leasing the remaining available office suites.

Fully Furnished Executive Office Suites – Attractive to professional tenants and ready for immediate occupancy

Move-In Ready Suites:

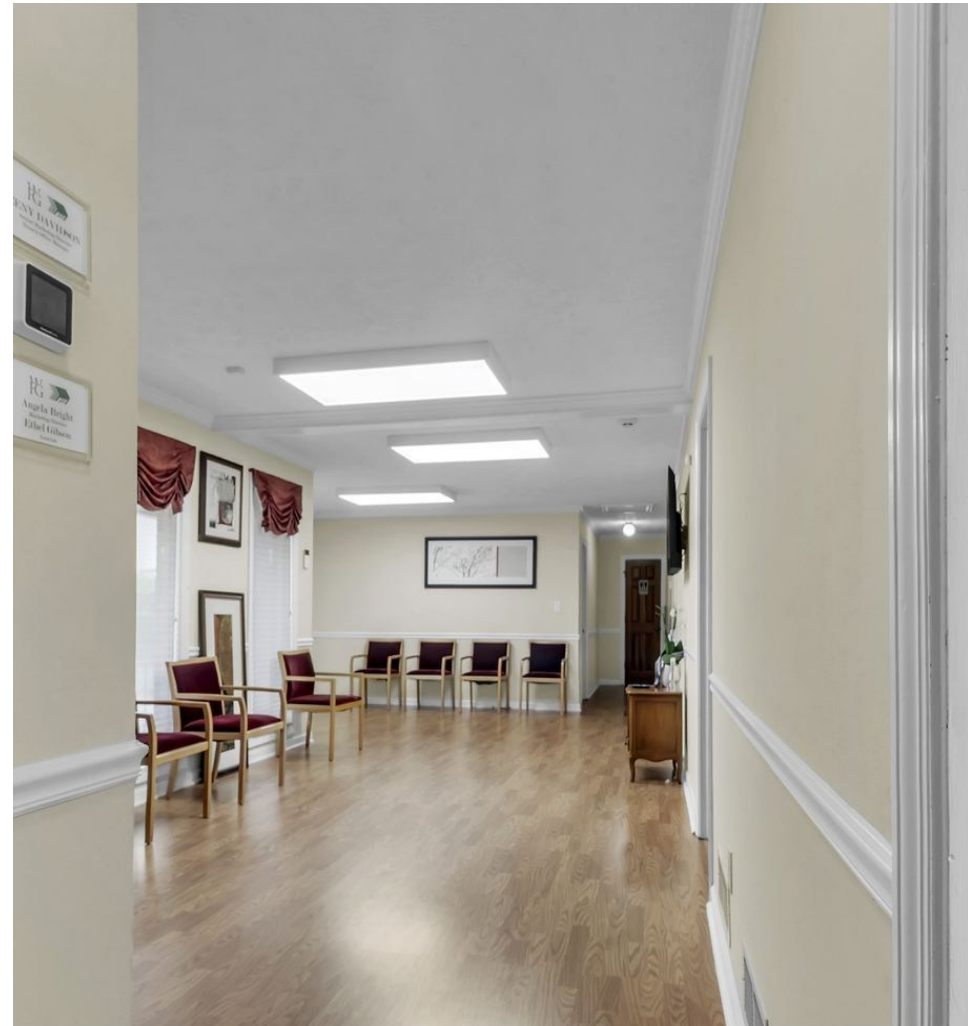
The fully furnished executive offices reduce tenant setup costs and help attract quality professional tenants more quickly.

Owner/User Potential:

Occupy one or more suites while generating rental income from the remaining offices.

Prime Metro Atlanta Location:

Located in Conyers, one of Metro Atlanta's growing commercial markets with excellent accessibility.



PROPERTY PHOTO

EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVESTMENTS



SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE

SOUTHERN CAPITAL BROKERS

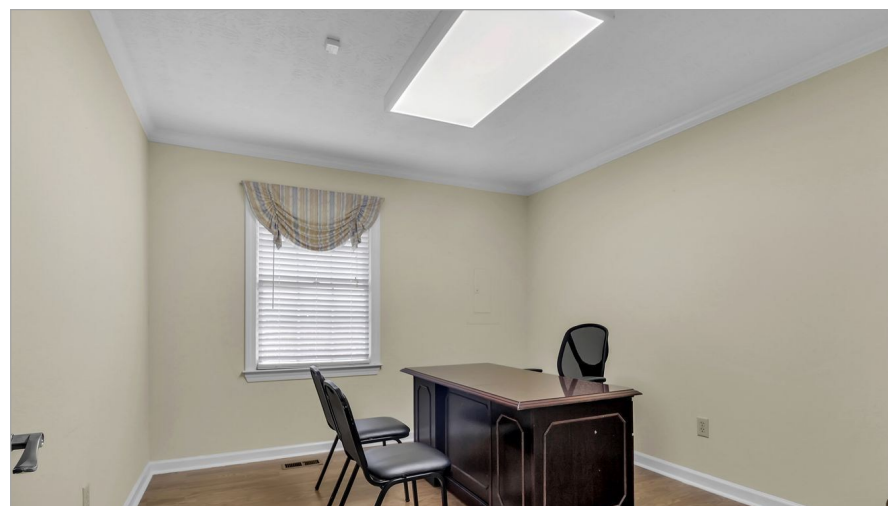
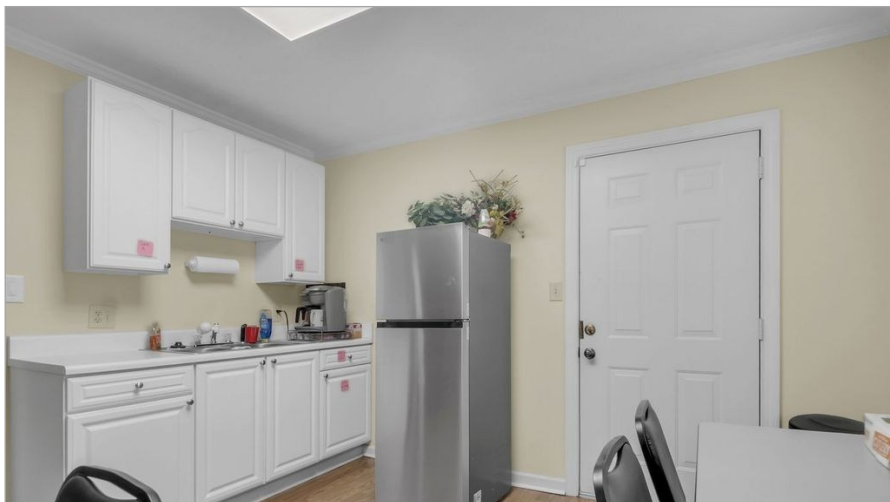
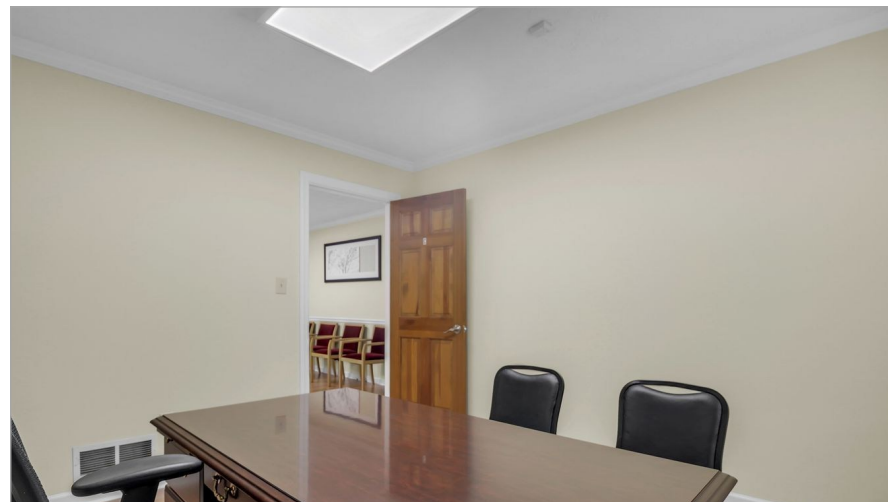
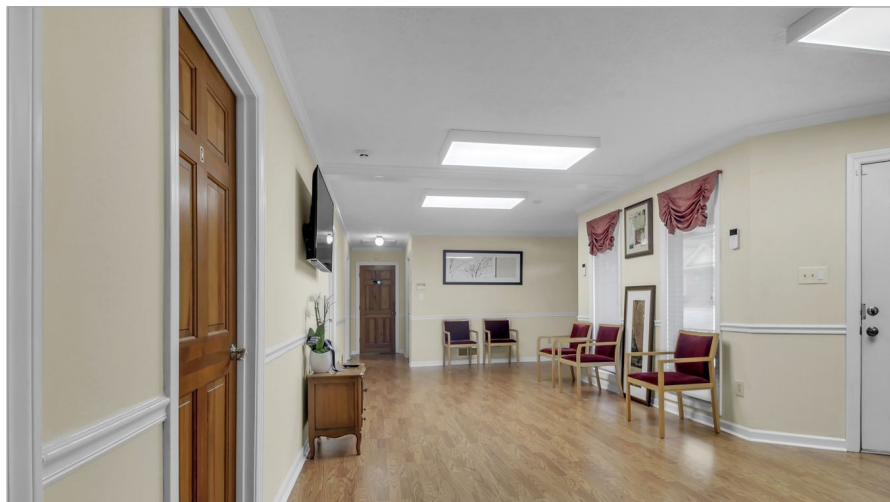
1359 Milstead Road suite 101A
Conyers Georgia 30012
www.SouthernCapitalBrokers.com

DAVID BABATOPE

Commercial Broker
Mobile: 678 886-3669
Office: 678 889-8938
Email: scbcre@gmail.com

PROPERTY PHOTOS

EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVEST-



SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE

SOUTHERN CAPITAL BROKERS

1359 Milstead Road suite 101A

Conyers Georgia 30012

www.SouthernCapitalBrokers.com

DAVID BABATOPE

Commercial Broker

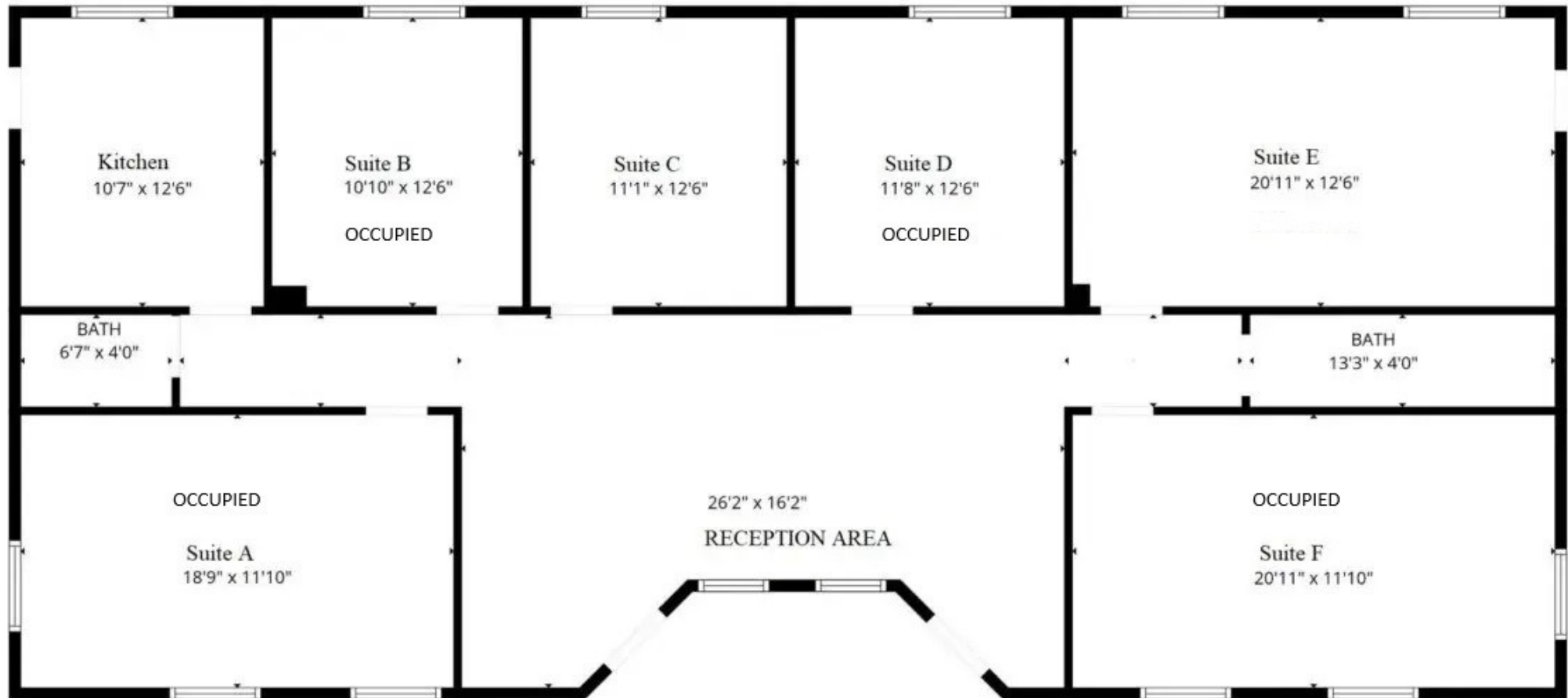
Mobile: 678 886-3669

Office: 678 889-8938

Email: scbcre@gmail.com

FLOOR PLAN

EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVESTMENTS



AERIAL MAP

EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVESTMENTS



SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE

SOUTHERN CAPITAL BROKERS

1359 Milstead Road suite 101A

Conyers Georgia 30012

www.SouthernCapitalBrokers.com

DAVID BABATOPE

Commercial Broker

Mobile: 678 886-3669

Office: 678 889-8938

Email: scbcre@gmail.com

KEY FACTS

EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVESTMENTS

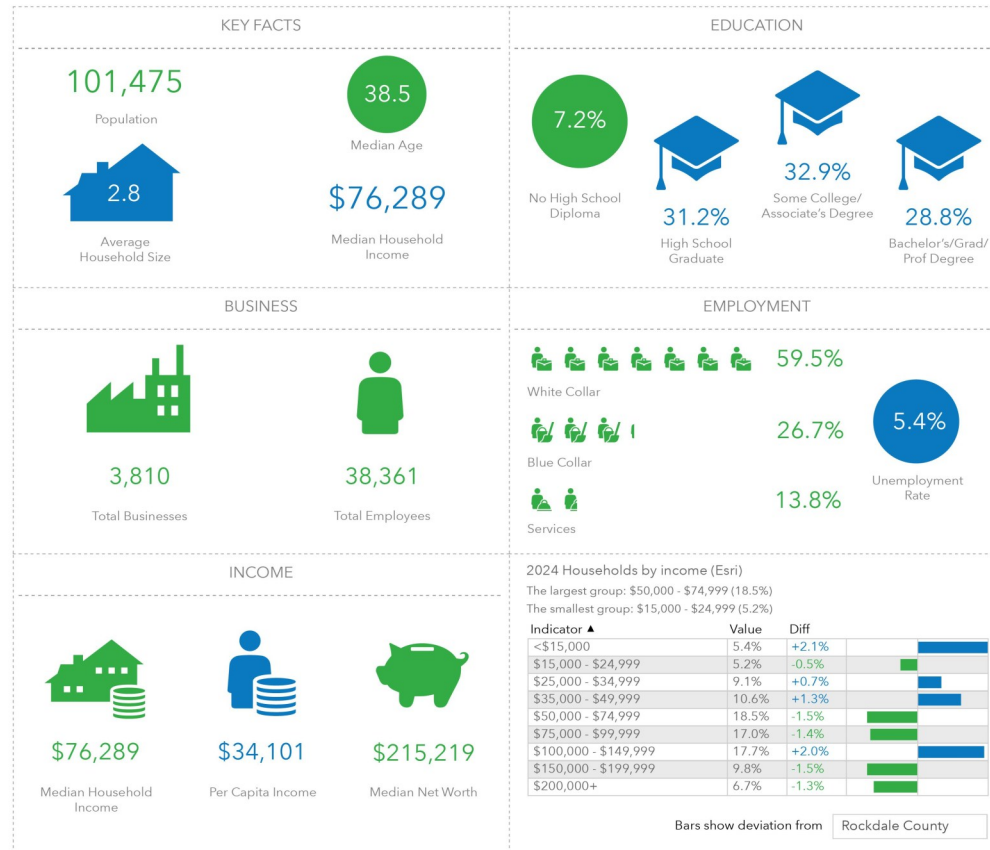
Key Facts

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



SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE

SOUTHERN CAPITAL BROKERS

1359 Milstead Road suite 101A

Conyers Georgia 30012

www.SouthernCapitalBrokers.com

DAVID BABATOPE

Commercial Broker

Mobile: 678 886-3669

Office: 678 889-8938

Email: scbcre@gmail.com

GRAPHIC PROFILE

EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVESTMENTS

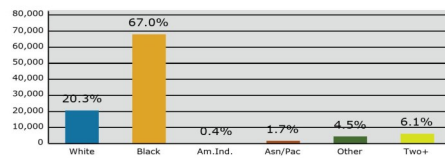


Graphic Profile

Salem Rd SE & Avondale Blvd SE, Conyers, Georgia, 30013
Ring: 5 mile radius

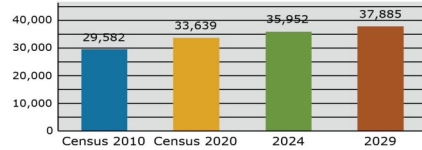
Southern Capital Brokers
Latitude: 33.61578
Longitude: -83.97498

2024 Population by Race

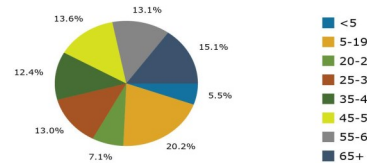


2024 Percent Hispanic Origin: 8.2%

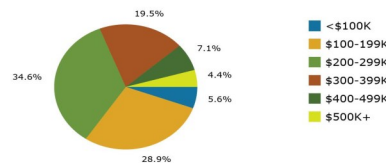
Households



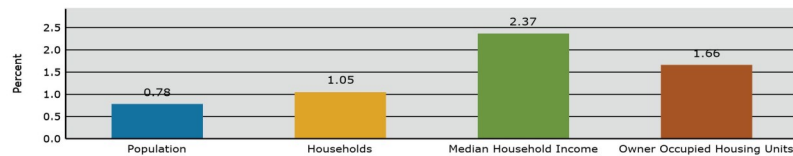
2024 Population by Age



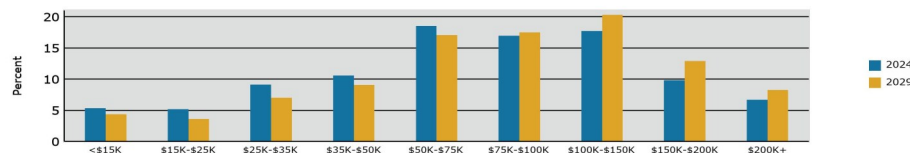
2024 Home Value



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.

October 28, 2024

©2024 Esri

Page 1 of 1



DEMOGRAPHIC

EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVESTMENTS



Demographic and Income Profile

Salem Rd SE & Avondale Blvd SE, Conyers, Georgia, 30013
Ring: 5 mile radius

Southern Capital Brokers
Latitude: 33.61578
Longitude: -83.97498

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				
	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	Number	Percent	Number	Percent
0 - 4	6,100	7.3%	5,302	5.5%
5 - 9	6,545	7.9%	6,188	6.5%
10 - 14	7,150	8.6%	7,393	7.7%
15 - 19	6,915	8.3%	7,649	8.0%
20 - 24	4,847	5.8%	6,152	6.4%
25 - 34	10,344	12.4%	11,475	12.0%
35 - 44	13,112	15.7%	12,161	12.7%
45 - 54	11,931	14.3%	14,010	14.6%
55 - 64	8,663	10.4%	12,292	12.8%
65 - 74	4,623	5.5%	8,379	8.8%
75 - 84	2,298	2.8%	3,553	3.7%
85+	826	1.0%	1,187	1.2%
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	31,543	37.8%	22,067	23.0%
Black Alone	45,513	54.6%	62,255	65.0%
American Indian Alone	194	0.2%	302	0.3%
Asian Alone	1,352	1.6%	1,437	1.5%
Pacific Islander Alone	51	0.1%	129	0.1%
Some Other Race Alone	2,711	3.3%	3,939	4.1%
Two or More Races	1,988	2.4%	5,611	5.9%
Hispanic Origin (Any Race)	5,681	6.8%	7,156	7.5%

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

©2024 Esri

Page 1 of 2

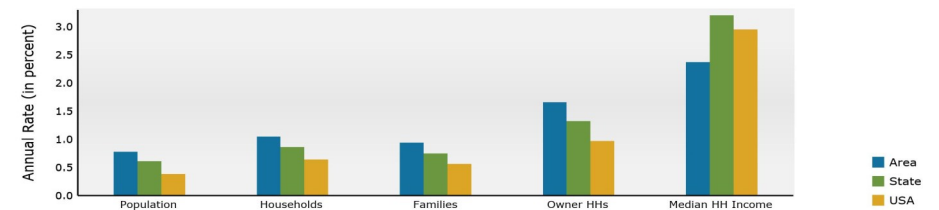


Demographic and Income Profile

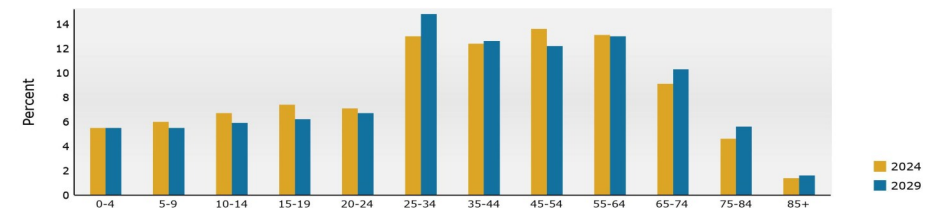
Salem Rd SE & Avondale Blvd SE, Conyers, Georgia, 30013
Ring: 5 mile radius

Southern Capital Brokers
Latitude: 33.61578
Longitude: -83.97498

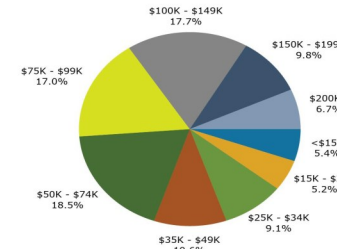
Trends 2024-2029



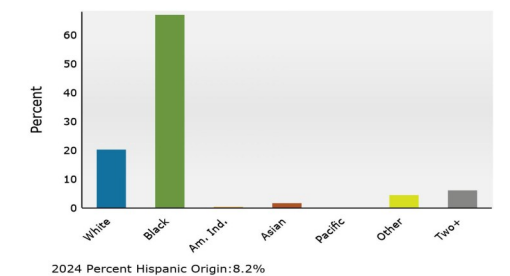
Population by Age



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.

October 28, 2024

©2024 Esri

Page 2 of 2

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.

EXECUTIVE OFFICE BUILDING FOR SALE | INCOME-PRODUCING COMMERCIAL INVESTMENTS



SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE

1359 Milstead Road suite 101A
Conyers Georgia 30012
Mobile: 678 886-3669 **Office:** 678 889-8938
Email: scbcre@gmail.com
www.SouthernCapitalBrokers.com

SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE