



1731 KLONDIKE RD

CONYERS, GA 30094

For Sale
6.20± Acre Tract of Land

BRYAN MARSHBURN, SIOR, CCIM
Senior Vice President
404.942.2044
bmarshburn@kingindustrial.com

DOUG BURGGRAAF, CCIM
Vice President
770.601.3620
dburggraaf@kingindustrial.com

king Industrial
Realty, Inc.

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com



PROPERTY HIGHLIGHTS

- **Steady Traffic Exposure:** Capitalizes on **10,100 Average Vehicles per Day** per GA DOT Along a Key Local Connector
- **Substantial 6.2-Acre Tract:** Generous Acreage Offers Exceptional Flexibility for a Standalone Facility or Multi-Building Campus
- **Highly Strategic Location:** Positioned Just 5 Minutes South of Interstate 20 and Only 4± Miles From the Major Stonecrest Mall Retail Hub
- **Excellent Site Accessibility:** Benefit From Quick, Straightforward Access to Major Commuter Corridors While Maintaining a Highly Usable Layout
- **Expanding South Rockdale Market:** Captures Strong Local Visibility Within a Rapidly Growing Suburban Residential and Commercial Submarket

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

DOUG BURGGRAAF, CCIM

Vice President

770.601.3620

dburggraaf@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

king Industrial
Realty, Inc.

CORFAC
INTERNATIONAL

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com



BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

DOUG BURGGRAAF, CCIM

Vice President

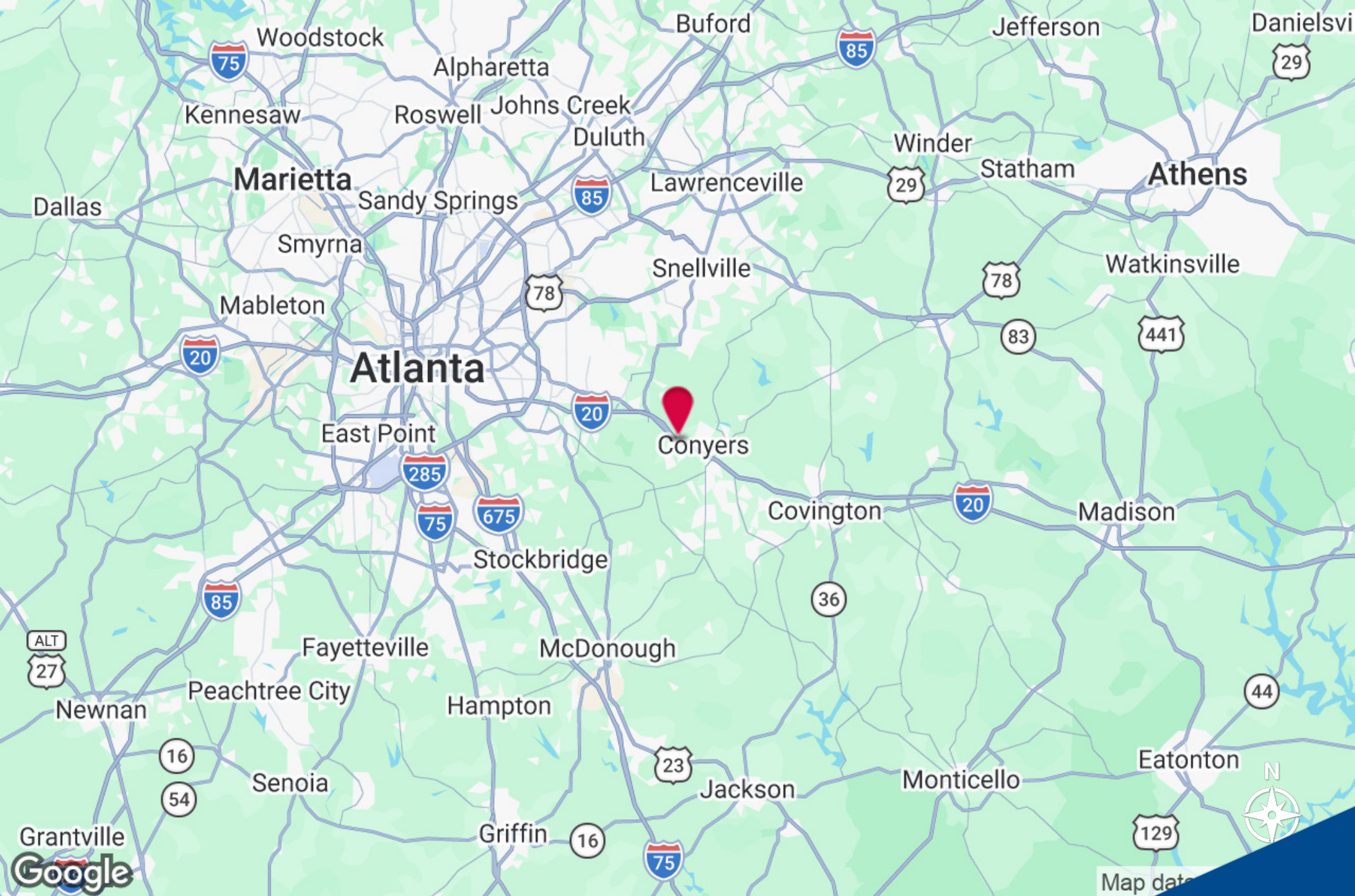
770.601.3620

dburggraaf@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

king Industrial
Realty, Inc. **CORFAC**
INTERNATIONAL

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com



BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

DOUG BURGGRAAF, CCIM

Vice President

770.601.3620

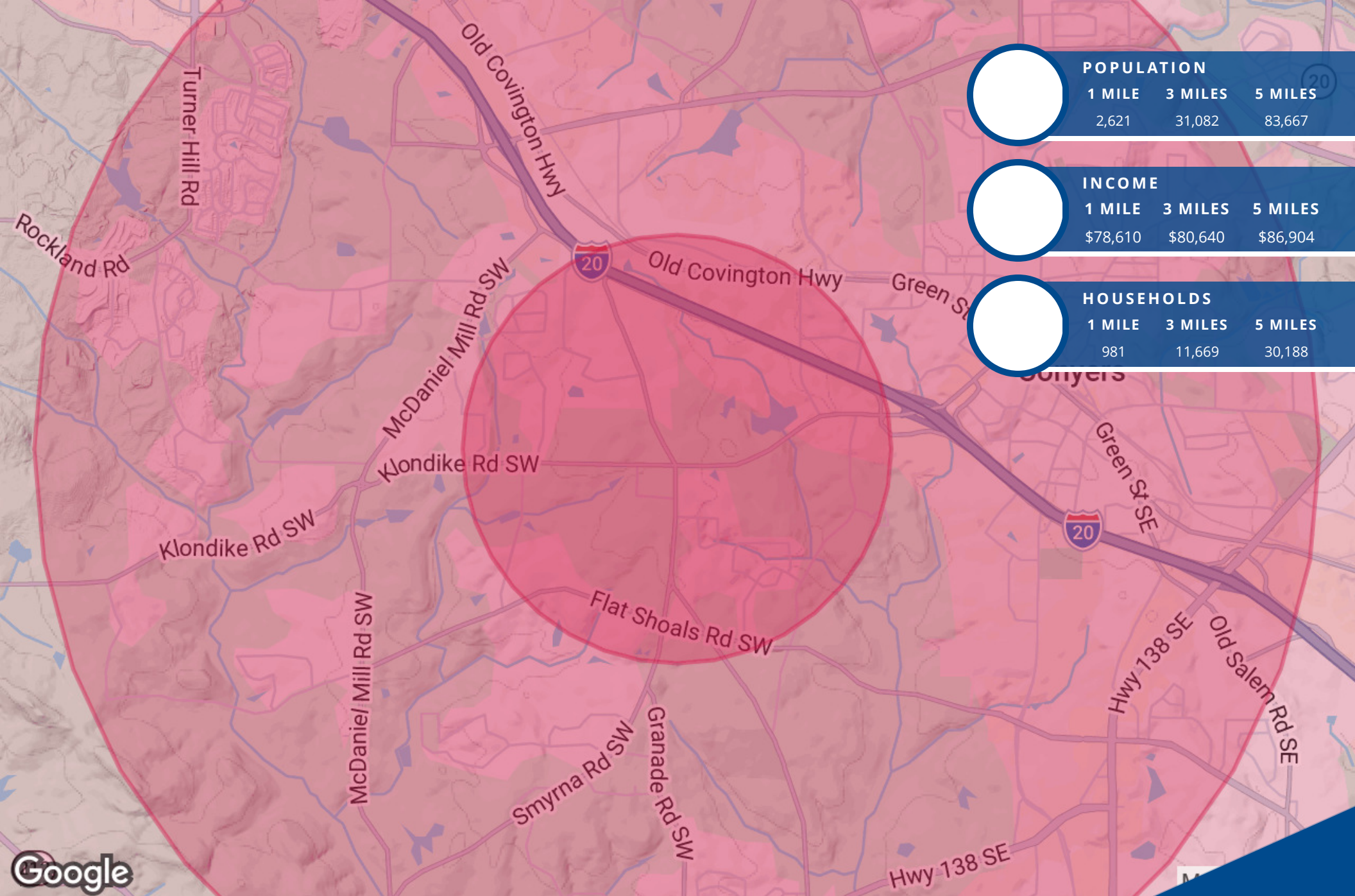
dburggraaf@kingindustrial.com

king Industrial
Realty, Inc.

CORFAC
INTERNATIONAL

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.



POPULATION

1 MILE	3 MILES	5 MILES
2,621	31,082	83,667

INCOME

1 MILE	3 MILES	5 MILES
\$78,610	\$80,640	\$86,904

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
981	11,669	30,188

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

DOUG BURGGRAAF, CCIM

Vice President

770.601.3620

dburggraaf@kingindustrial.com



Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com



EXCLUSIVELY LISTED BY:

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President
bmarshburn@kingindustrial.com
404.942.2044

DOUG BURGGRAAF, CCIM

Vice President
dburggraaf@kingindustrial.com
770.601.3620

King Industrial
Realty, Inc.

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com