

# CONYERS SQUARE

1745 GA-138 Conyers, GA 30013

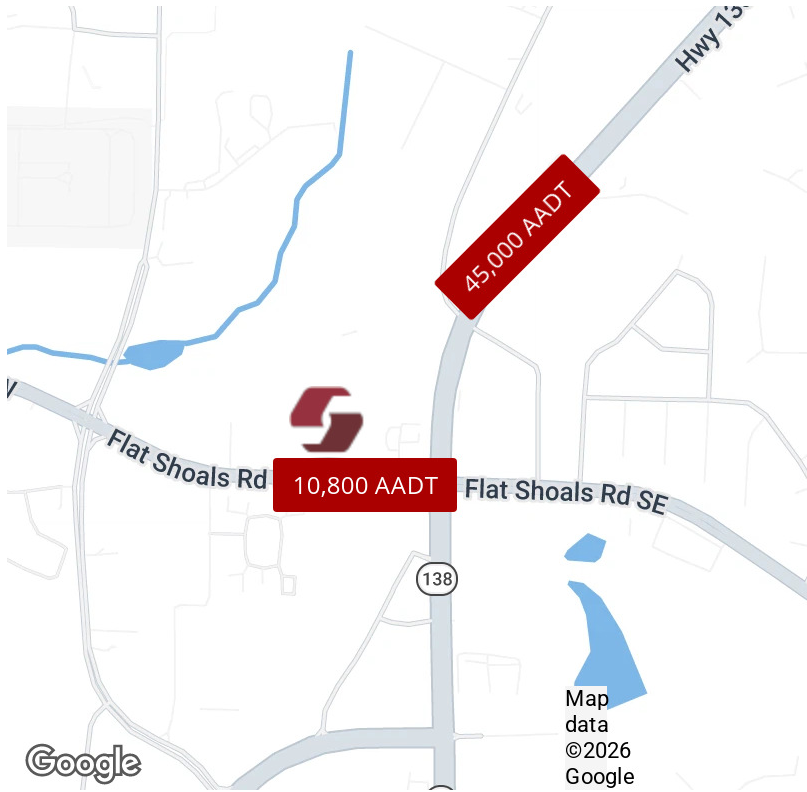


## PROPERTY HIGHLIGHTS

- 1,200 SF and 2,100 SF available for lease
- Prime location off of I-20, a high-traffic commuter corridor connecting Atlanta to Conyers — positioned on the "going-home" side for south-of-I-20 commuters
- In the heart of Conyers' primary retail hub
- Just 2.5 miles from the upcoming Eastmore Community Development, which will feature 300,000 SF of retail, 220,000 SF of office, 1,400 residential units, and a 9-story hotel

## DEMOGRAPHICS    3 MILES    5 MILES    7 MILES

|                   |          |          |          |
|-------------------|----------|----------|----------|
| Total Households  | 14,562   | 33,698   | 53,598   |
| Total Population  | 40,346   | 95,199   | 147,842  |
| Average HH Income | \$84,900 | \$91,244 | \$91,675 |

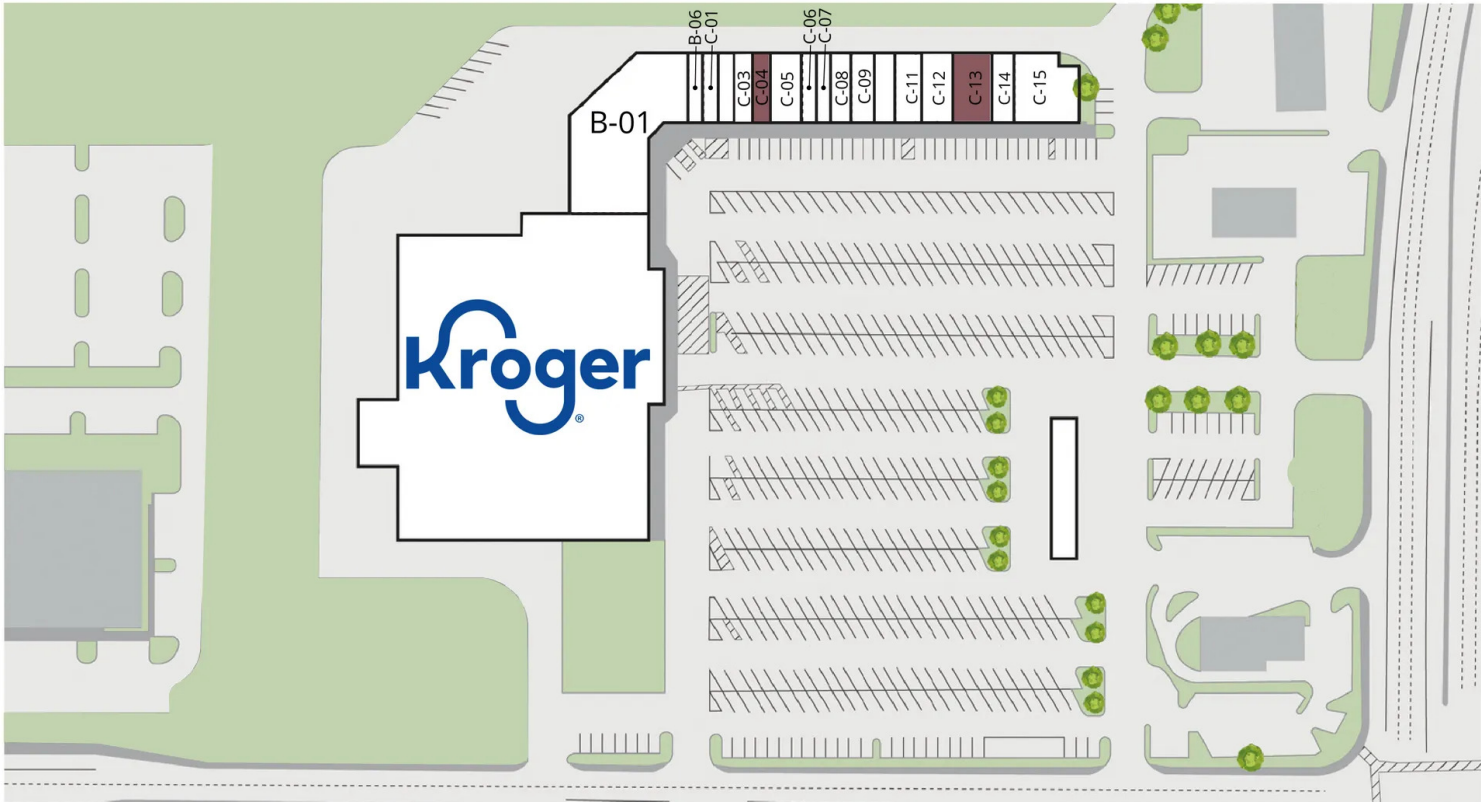


The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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SITE PLAN & AVAILABILITY

|      |                                        |           |      |                           |          |
|------|----------------------------------------|-----------|------|---------------------------|----------|
| 1    | Kroger                                 | 58,890 SF | C-07 | Allstate Insurance        | 900 SF   |
| B-01 | Beauty Supply & House of Masters Salon | 10,168 SF | C-08 | H&R Block                 | 1,200 SF |
| B-06 | Sapphire Nails                         | 1,120 SF  | C-09 | Rockdale Dominican Barber | 1,200 SF |
| C-01 | Sapphire Nails                         | 1,120 SF  | C-10 | Smartfix Unlock & Repair  | 810 SF   |
| C-02 | Sapphire Nails                         | 1,120 SF  | C-11 | Masterpieces Boutique     | 990 SF   |
| C-03 | Glow Beauty Salon                      | 1,200 SF  | C-12 | Surge Staffing            | 1,200 SF |
| C-04 | AVAILABLE                              | 1,200 SF  | C-13 | AVAILABLE                 | 2,100 SF |
| C-05 | Lendmark Financial                     | 1,800 SF  | C-14 | World Nails               | 900 SF   |
| C-06 | Wings & Seafood                        | 900 SF    | C-15 | Pho Viet 1                | 3,400 SF |

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