



**FOR LEASE / SALE**

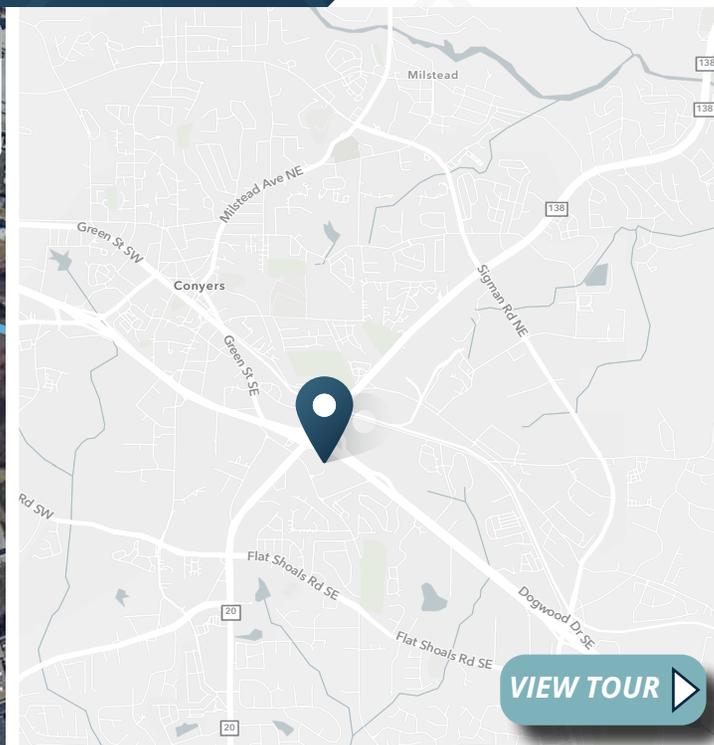
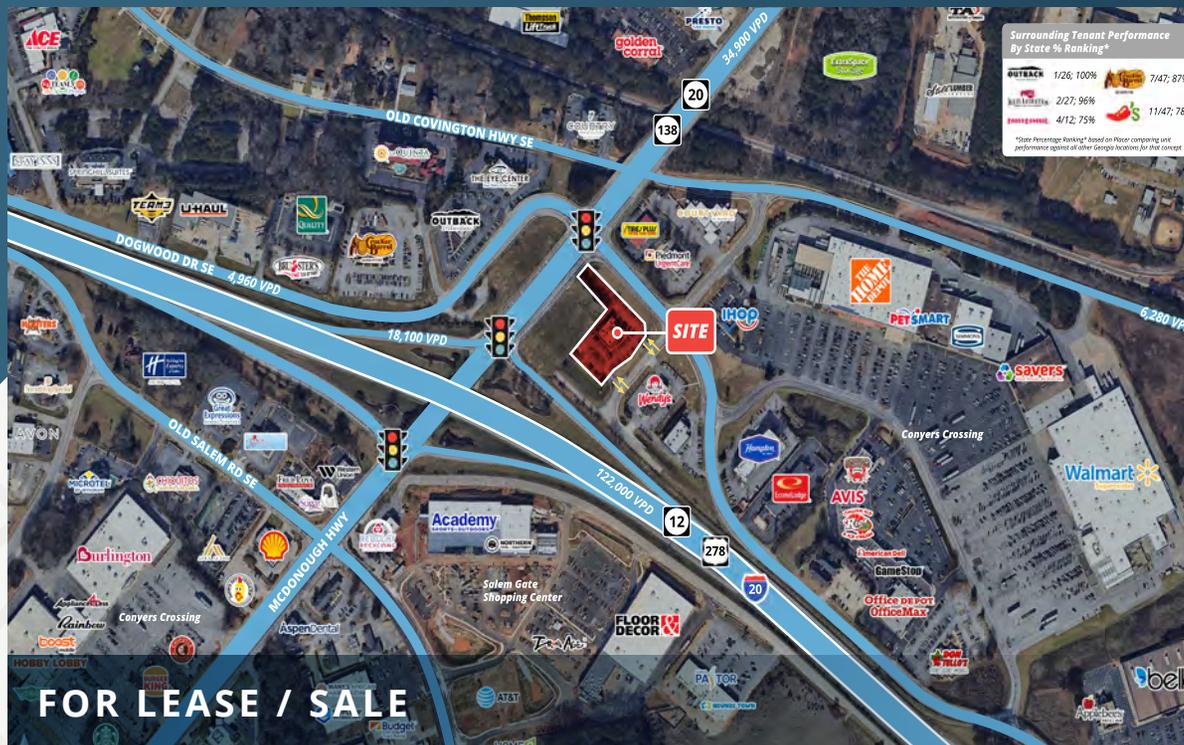
# Former O'Charley's

1289 Dogwood Drive SE | Conyers, GA 30013



# Former Second Generation Restaurant

1289 Dogwood Drive SE | Conyers, GA 30013



6,805 SF  
Building Size

1.51 AC  
Lot Size

\$3,850,000  
Price

## ABOUT THE PROPERTY

- Next to Conyers Plaza, a 171,000 SF shopping center anchored by Home Depot, Walmart Supercenter, Petsmart, Office Depot, and more
- Positioned signalized intersections that have a combined 41,700 VPD
- Direct on/off ramp access to Interstate 20 averaging over 119,000 VPD
- Zoned HSB (Highway Service Business)
- 122 parking spaces on the property

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

GA Hwy 138 NE  
I - 20

Year: 2025 | Source: GDOT

34,900 VPD  
97,400 VPD



**Surrounding Tenant Performance By State % Ranking\***

Conyers Plaza - 11/306; 96%

Salem Gate Shopping Center - 78/839; 90%

Conyers Crossroads - 40/306; 87%

\*State Percentage Ranking\* based on Placer comparing unit performance against all other Georgia locations for that concept

**Conyers Crossing**

- Hobby Lobby
- Burlington
- Rainbow
- Boost mobile
- Starbucks
- Burger King

**Conyers Plaza**

- Walmart Supercenter
- Home Depot
- Savers
- PetSmart
- IHOP
- Office Depot
- OfficeMax
- GameStop
- American Deli

**Conyers Crossroads**

- belk
- Kohl's
- AMC THEATRES
- BEST BUY
- Michaels
- HomeGoods
- LANE BRYANT
- KAY JEWELERS
- CHUCK & CHEESE
- TJ-maxx
- five BELOW
- Bath & Body Works
- OLD NAVY
- COLD STONE
- HIBBETT SPORTS
- SUBWAY
- SALLY.
- RED LOBSTER
- TORRID
- VERSONA
- Applebee's
- RACK ROOM SHOES

**Conyers Square**

- Kroger
- HER BLOCK
- McDonald's

**Hunting Creek Plaza**

- DOLLAR TREE
- GOODYEAR
- cricket
- verizon
- GNC

**The Village at Millers Chapel**

- Publix
- CATO
- Freddy's
- CHASE
- Merco's
- tropical CAFE

**Conyers Commons**

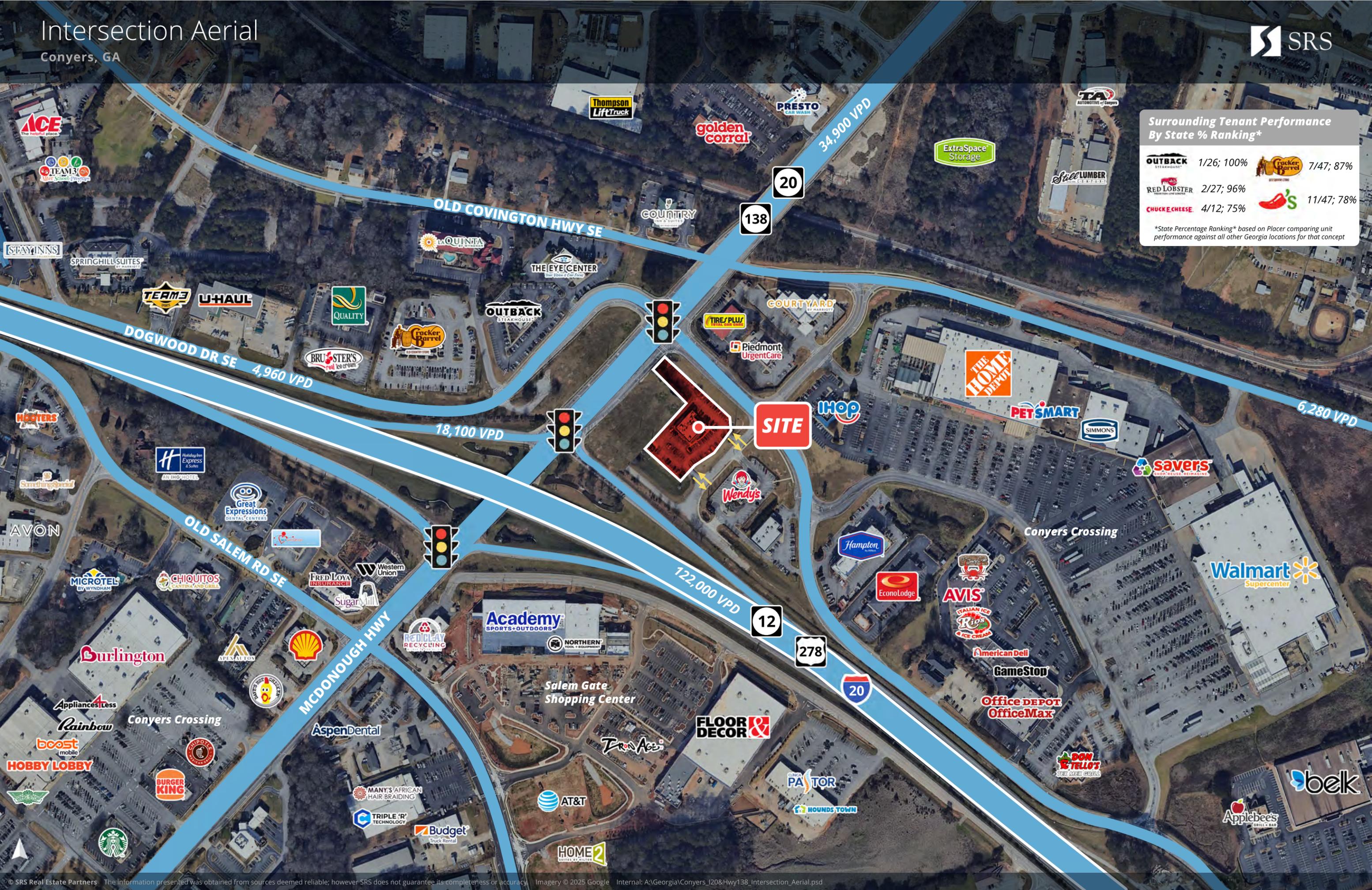
- Target
- ROSS DRESS FOR LESS
- MATTRESS FIRM
- CITY TRENDS
- DTLR
- pop shelf
- bealls OUTLET
- JIM NICK'S BAR-B-Q
- SMOOTHIE KING

**Fieldstone Plaza**

- DOLLAR TREE
- Waffle House
- cricket
- PG PAINTS
- Burger King

# Intersection Aerial

Conyers, GA



**Surrounding Tenant Performance By State % Ranking\***

<b>OUTBACK STEAKHOUSE</b>	1/26; 100%	<b>Cocker Barrel</b>	7/47; 87%
<b>RED LOBSTER</b>	2/27; 96%	<b>Chili's</b>	11/47; 78%
<b>CHUCK E. CHEESE</b>	4/12; 75%		

\*State Percentage Ranking\* based on Placer comparing unit performance against all other Georgia locations for that concept

**SITE**

12

278

20

138

20

DOGWOOD DR SE  
4,960 VPD

OLD COVINGTON HWY SE

34,900 VPD

18,100 VPD

122,000 VPD

6,280 VPD

Salem Gate Shopping Center

Conyers Crossing

Conyers Crossing

AspenDental

FLOOR DECOR

Office DEPOT  
OfficeMax

bek

Applebee's

CLINIC PA TOR

HOUNDS TOWN

HOME 2

Budget Truck Rental

TRIPLE 'R' TECHNOLOGY

MANY'S AFRICAN HAIR BRAIDING

BURGER KING

HOBBY LOBBY

boost mobile

Rainbow

Appliances Less

Burlington

MICROTEL BY WYNDHAM

AVON

Hooters

TEAM3

SEAY INNS

ACE

TEAM3

ACE

Thompson LiftTruck

PRESTO CAR WASH

golden corral

ExtraSpace Storage

TAA AUTOMOTIVE of Conyers

Still LUMBER

COUNTRY

THE EYE CENTER

LA QUINTA

OUTBACK STEAKHOUSE

QUALITY

U-HAUL

TEAM3

SPRINGHILL SUITES

COURTYARD

TIRE PLUS

Piedmont UrgentCare

BRU'STER'S

Cocker Barrel

IHOPE

THE HOME DEPOT

PET SMART

SIMMONS

savers

Holiday Inn Express

Great Expressions DENTAL CENTERS

Something's Great



FRED LOYA INSURANCE

Sugar Mill

Western Union

CHIQUITOS

Great Expressions DENTAL CENTERS

AVON

Something's Great

Hooters

TEAM3

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TIRE PLUS</

# New Intersection

Conyers, GA



## LEGEND

- PROPOSED PAVEMENT / OVERLAYS
- PROPOSED CONCRETE MEDIAN
- PROPOSED SIDEWALK
- PROPOSED BRIDGE
- PROPOSED APPROACH SLAB
- EXISTING PROPERTY LINE
- REQUIRED RIGHT-OF-WAY
- STREAM BUFFER
- STREAM/NON BUFFERED WATER
- BARRIER/RETAINING WALL
- POTENTIAL DISPLACEMENTS
- TRAFFIC SIGNAL
- PROPOSED GRASS/SOD
- PROPOSED EASEMENT
- PROPOSED DRIVEWAY EASEMENT
- EXISTING CULVERT/PIPE
- PROPOSED DRAINAGE
- PROPOSED CUT LIMIT
- PROPOSED FILL LIMIT

PRELIMINARY

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

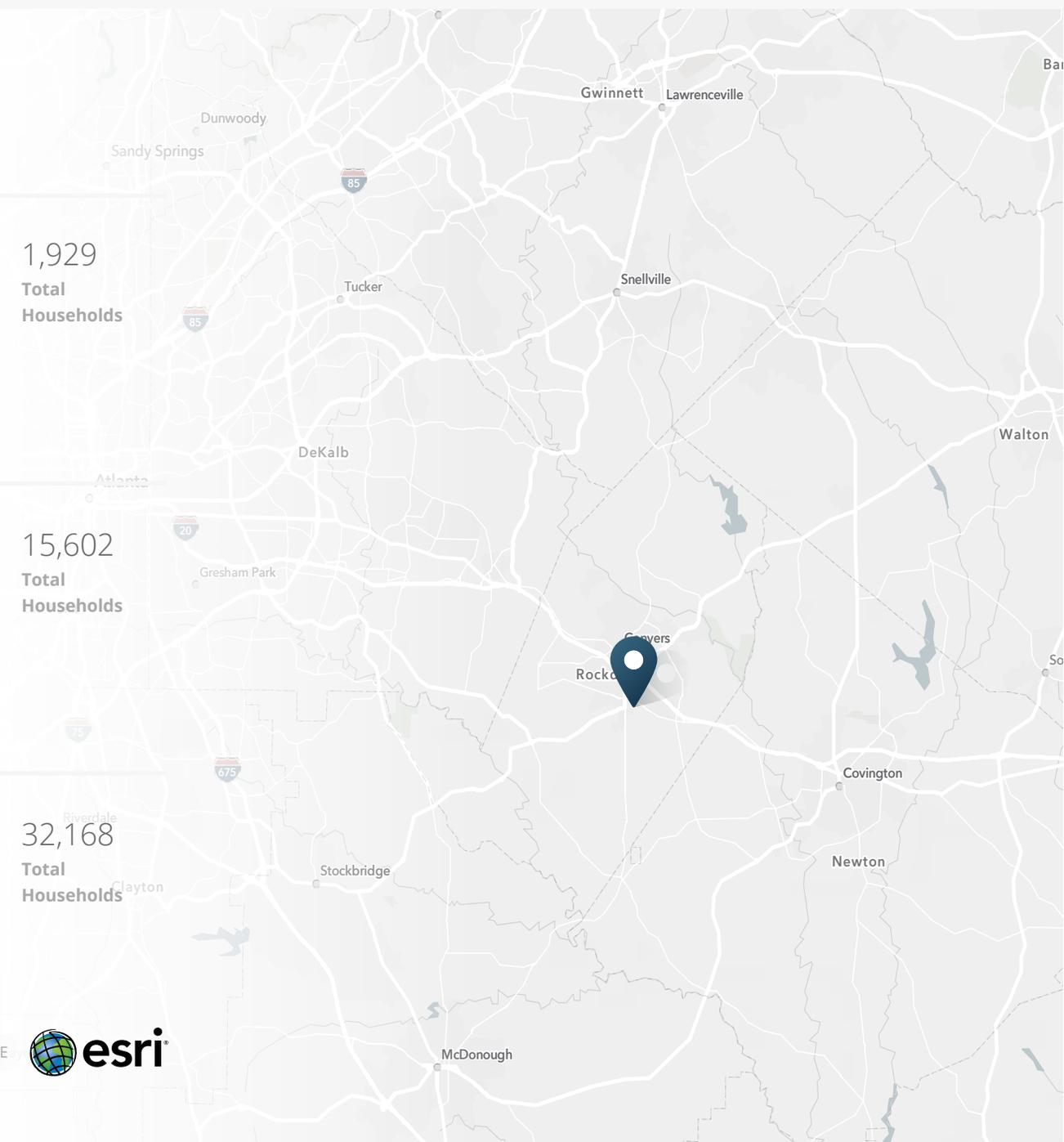
4,926 Population	10,916 Total Daytime Population	\$71,905 Average Household Income	1,929 Total Households
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### 3 MILES

43,171 Population	58,239 Total Daytime Population	\$87,689 Average Household Income	15,602 Total Households
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### 5 MILES

89,959 Population	94,457 Total Daytime Population	\$100,095 Average Household Income	32,168 Total Households
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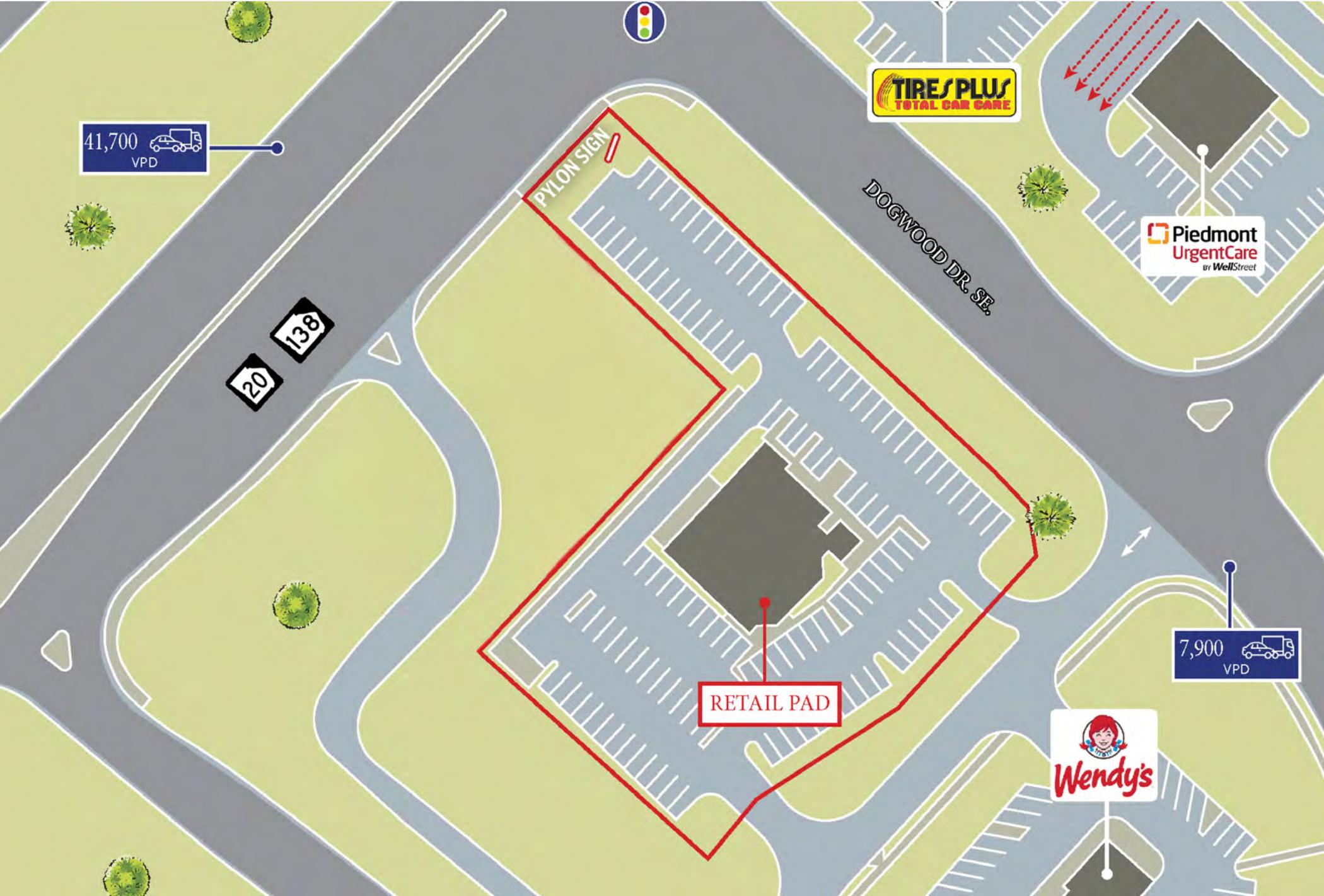


> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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