



3174
SALEM RD
CONYERS, GA
30013

For Sale / Lease
33,350± SF Flex Building

BRYAN MARSHBURN, SIOR, CCIM

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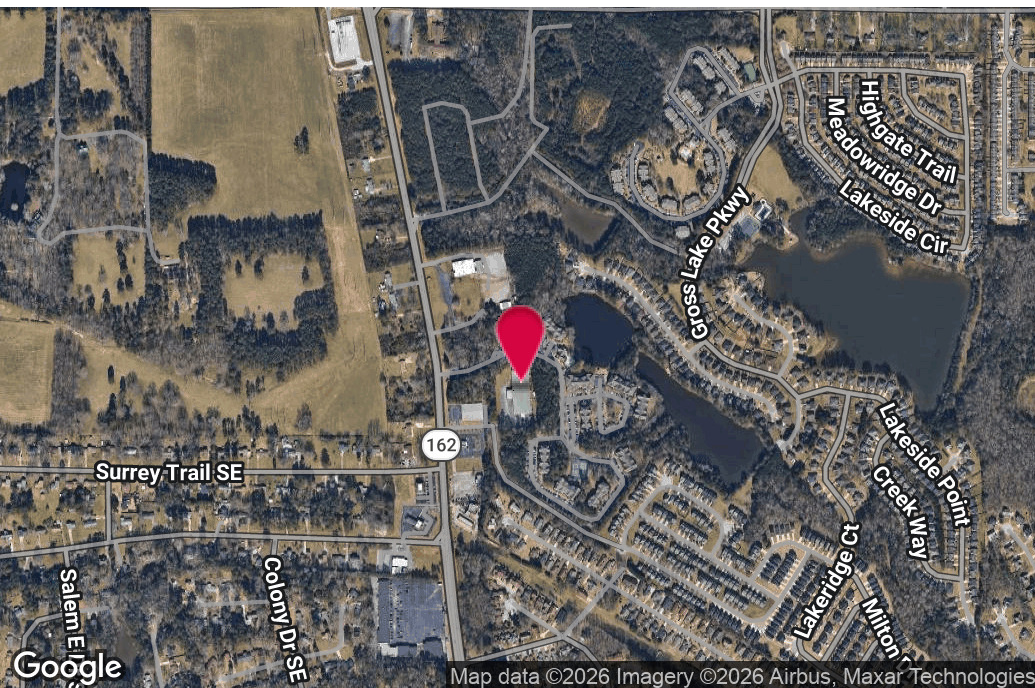
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King Industrial
Realty, Inc.

Industrial • Commercial • Investment

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FOR
SALE/LEASE
33,350± SF



PROPERTY HIGHLIGHTS

- Salem Tier 2 Overlay District
- Skating Rink & Special Events Venue
- Flexible CH Zoning Offers Numerous Other Uses
- 600 Amp / 3 Phase Power
- 100% HVAC Controlled Space
- 3,500/- SF of Conference Rooms, Offices
- Zoned CH
- 56 Parking Spaces
- 3.94± Acres
- DTC: 29,000+/- Cars Per Day

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ADDITIONAL PHOTOS



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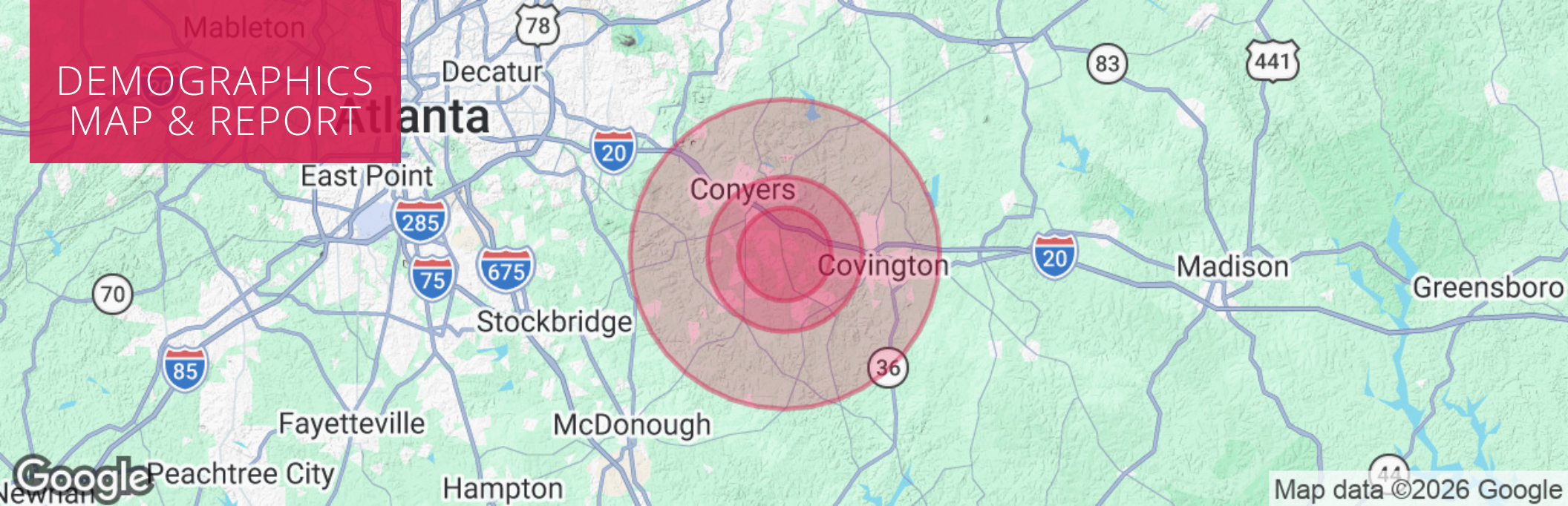
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DEMOGRAPHICS MAP & REPORT



Map data ©2026 Google

POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	48,704	94,621	213,375
Average Age	39	39	40
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	16,797	33,192	75,148
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$107,619	\$101,118	\$102,570
Average House Value	\$267,241	\$250,848	\$265,081

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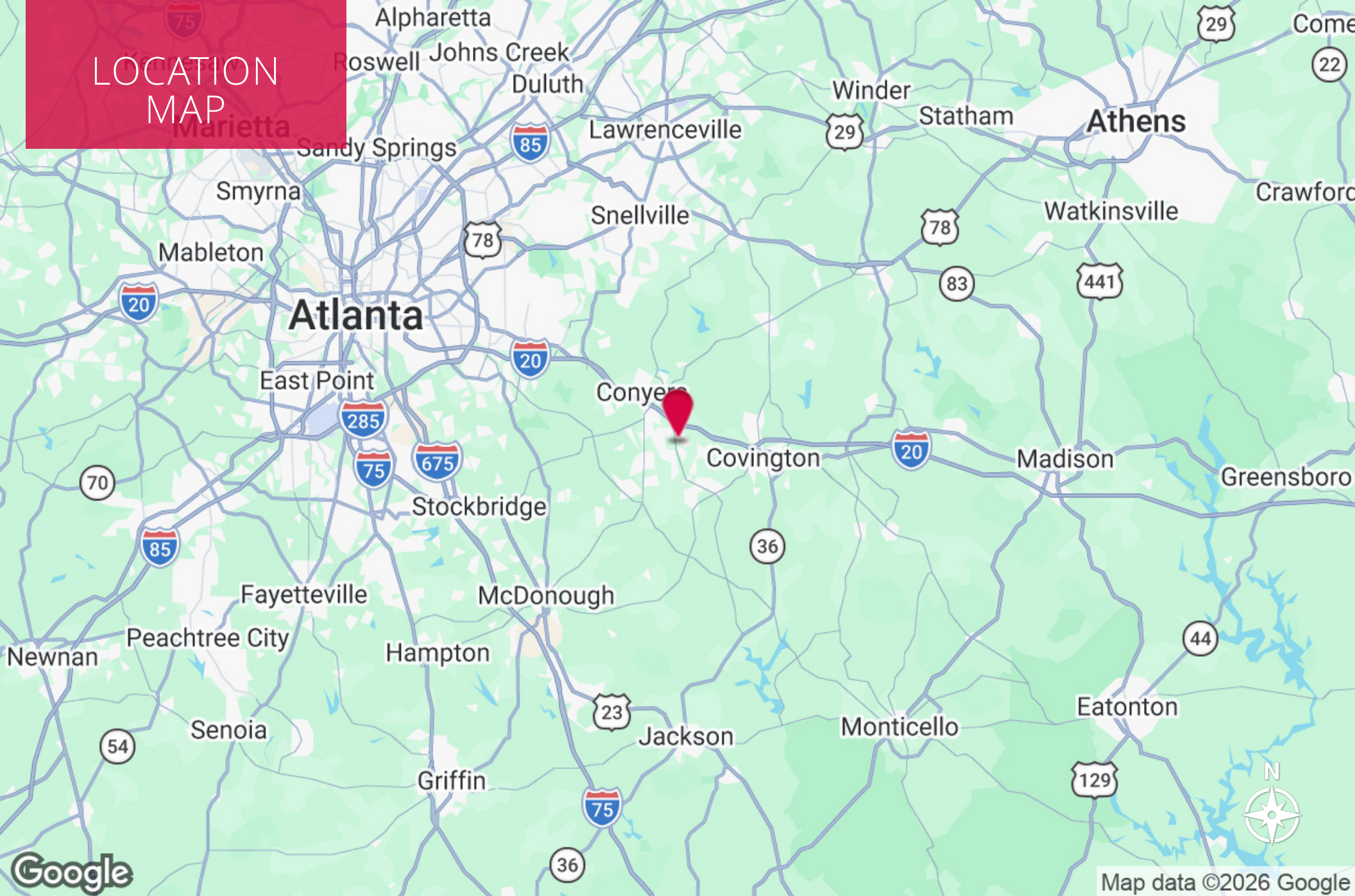
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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