HUNTING CREEK PLAZA

RETAIL/RESTAURANT SPACE FOR LEASE

NEW NATIONAL *GROCER ANCHOR* - *COMING SOON!*

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PROPERTY OVERVIEW

1820 HIGHWAY 20 SE, CONYERS, GA 30013

PROPERTY HIGHLIGHTS

Address: 1830 Highway 20 SE

Location: Conyers, GA 30013

Property Size: ± 136,871 SF Total

Availability:
- Suite 129: ± 7320 SF
- Suite 118-122: ±7382 SF
- Suite 156 : ±7382 SF

Call for more information about additional spaces

Parking: ±600 spaces

Access: Multiple entrances (5); easy ingress and egress with a signalized intersection

Traffic Counts: 55,000 vehicles per day on GA Highway 20

Center Tenants: Dollar Tree, Verizon Wireless, Einstein Bagels and a National Grocer Coming soon

PROPERTY SITE PLAN

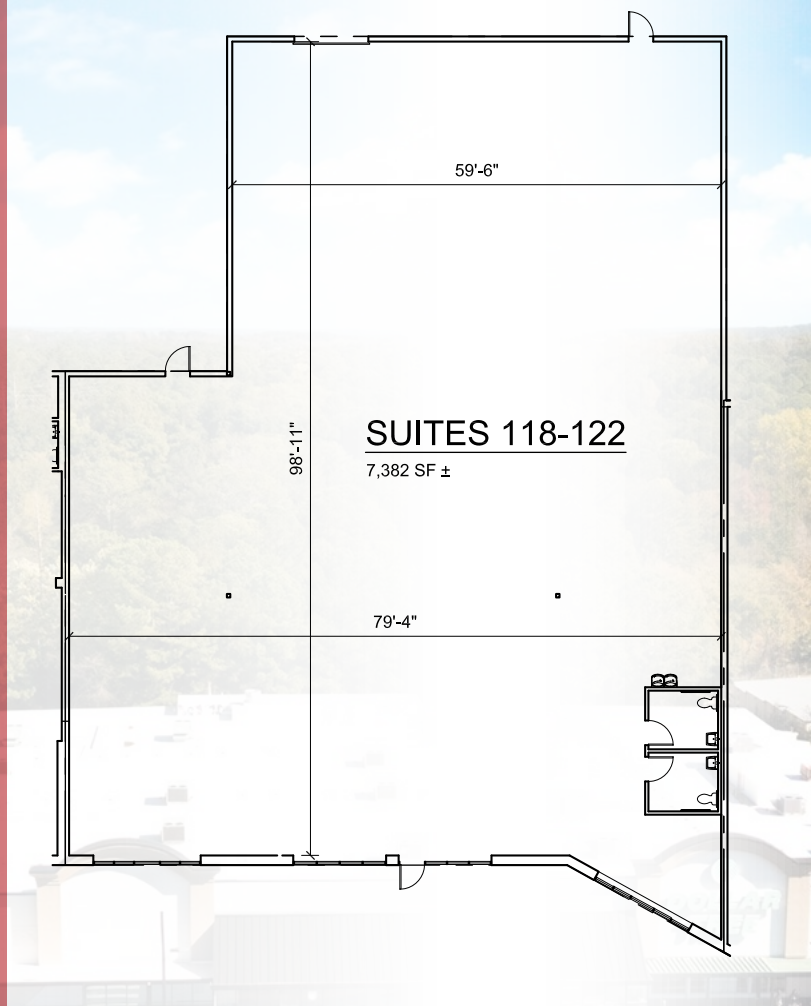| Suite	Tenant	Size (SF)		Suite	Tenant	Size (SF)		Suite	Tenant	Size (SF)
102-112	ADMA Biologics	10,233		144	Le's Alterations	1,007		172	AVAILABLE	1,179
114	Shipping and Mall	1,183		146	Lavish Nails	1,500		174	Cricket Wireless	1,422
116	Brown Sugar	1,200		148	AVAILABLE	1,753		176	Einstein Bagels	1,280
118-122	AVAILABLE	7,382		150	AVAILABLE	2,255		200	AVAILABLE	4,139
124	Wing House Hong Inc	1,520		154	Brazilian Wax	1,166		202-210A	Another World Virtual Reality	5,497
126-128	JD Crawfish (AVAILABLE)	3,859		156	AVAILABLE	6,278		212	ADMA Biologics	1,763
129	AVAILABLE	7,320		158	The Lab Barber Shop	919		OP1	AVAILABLE Outparcel	
130	GROCERY (Coming Soon)	24,796		160	Benchmark Rehab Partners	2,573		OP2	Verizon Wireless Communications	5,500
131	Dollar Tree	20,397		164	Juici Patties	1,303		OP3	Goodyear	5,989
132	Popcorn Remix	1,400		166	AVAILABLE	918				
134	Mandarin Garden	2,900		168	Kelly's Fusion Express	1,400			TOTAL	136,001
138	Michoacan A Pedir De Boca	1,636		168-C1	Titlebucks	1,212				
142	GNC	1,922		170	Thai in the Box	1,200				

FLOOR PLAN

SUITE HIGHLIGHTS

Suite 118–122 – 7,382 SF Inline Retail Space (Former Lumber Liquidators)

- Large 7,382 SF inline suite with versatile open showroom layout
- Features high ceilings, a roll-up loading door, and dedicated warehouse space
- Strong visibility to GA-20 with excellent customer parking
- Easy access for deliveries, curbside pickup, or warehouse operations
- Ideal for: Home improvement, flooring, furniture, fitness, specialty retail, or show-room concepts requiring storage and flexible configuration
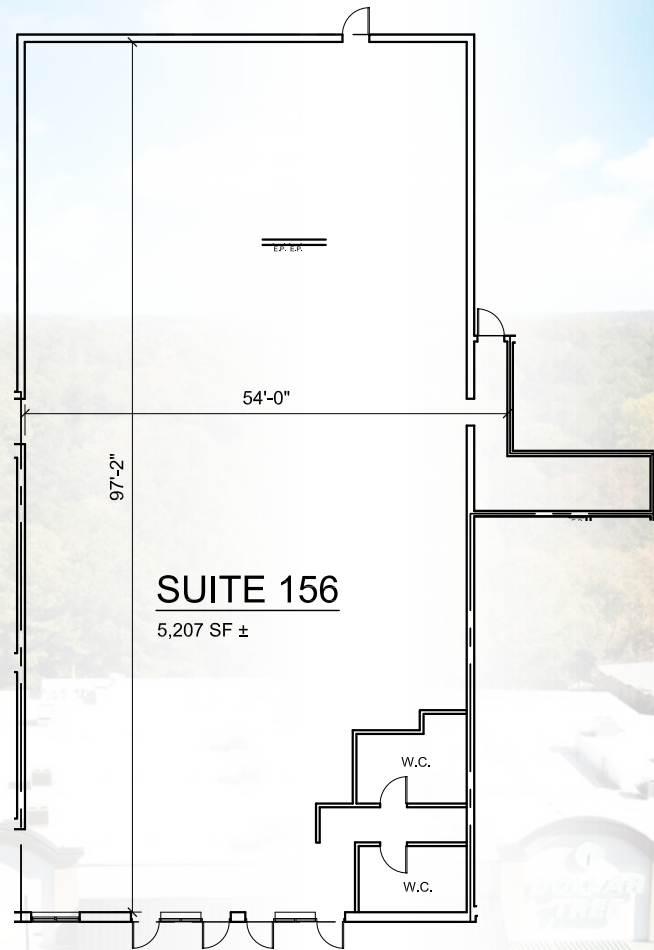
59'-6"

98'-11"

SUITES 118-122
7,382 SF ±

79'-4"

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FLOOR PLAN

SUITE HIGHLIGHTS

Suite 156 – 5,207 SF Interior + 1,071 SF Patio (Restaurant-Ready)

- Turnkey restaurant space with full kitchen, venting, and dining layout
- Includes 1,071 SF patio ideal for outdoor dining, events, or bar seating
- Located near the main entrance and incoming grocery anchor
- Excellent visibility and convenient customer parking
- Existing infrastructure enables quick launch and reduced build-out costs
- Ideal for: Full-service restaurants, cafés, taprooms, or fast-casual concepts seeking patio frontage in a high-traffic corridor

54'-0"

97'-2"

SUITE 156
5,207 SF ±

W.C.

W.C.

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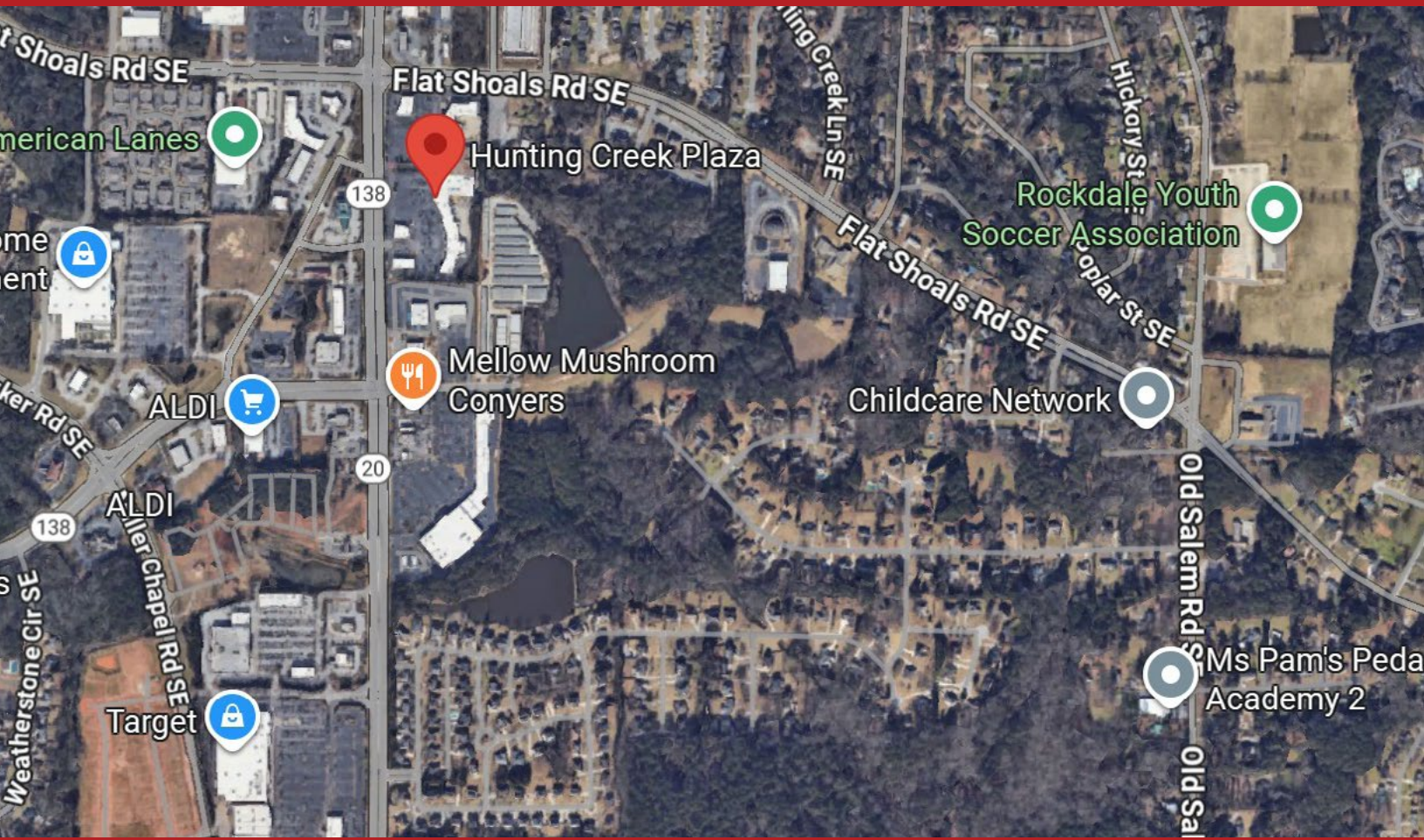# FLOOR PLAN

SUITE HIGHLIGHTS

Suite 129 – 7,320 SF Inline Retail Space

- Prime inline location directly beside the new national grocery anchor (coming soon)
- High visibility with consistent daily shopper traffic
- Open, flexible floor plan suitable for multiple retail and service uses
- Prominent signage opportunities and front-door parking
- Direct exposure to GA-20/GA-138 with ±55,000 VPD
- Ideal for: Retail, wellness, beauty, medical, or service concepts seeking strong grocery-driven foot traffic and brand presence

AERIAL MAP

Prime location in Conyers' busiest retail corridor with high daily traffic and visibility.

- Immediate access to Interstate 20 (Exit 82) for seamless regional connectivity.
- Surrounded by strong national and regional tenants across retail, restaurant, banking, and service categories.
- Growing residential developments nearby that continuously drive retail demand.
- Expansive trade area covering Rockdale, Newton, and Henry Counties, supported by rising population and increasing household incomes.

DEMOGRAPHICS	
Metric (5-mile)	**Figure**
Current Population	93,939
2029 Projected Population	98,293
Average Household Income	$77,215
Total Households	33,076
Daytime Population	85,060

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