

OFFICE FOR LEASE

3 STORY VALUE ADD OFFICE BUILDING IN CONYERS

997 Commerce Dr., Conyers, GA 30094



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| AVAILABLE SF: | 1,800 - 2,500 SF |
| LEASE RATE: | \$12.00 SF/yr (MG) |
| LOT SIZE: | 1.18 Acres |
| YEAR BUILT: | 1998 |
| BUILDING SIZE: | 13,883 SF |
| RENOVATED: | 2019 |
| ZONING: | OI |

PROPERTY OVERVIEW

3 Story Office Building in Conyers. Great location in a hot and growing market.

PROPERTY HIGHLIGHTS

- 2 suites available 2500 sf and 1800 sf
- 12\$ per Sf MG
- 3 Story Office Building in Conyers.
- Great location in a hot and growing market.

KW COMMERCIAL
1420 Peachtree Street, Ste. 100
Atlanta, GA 30309

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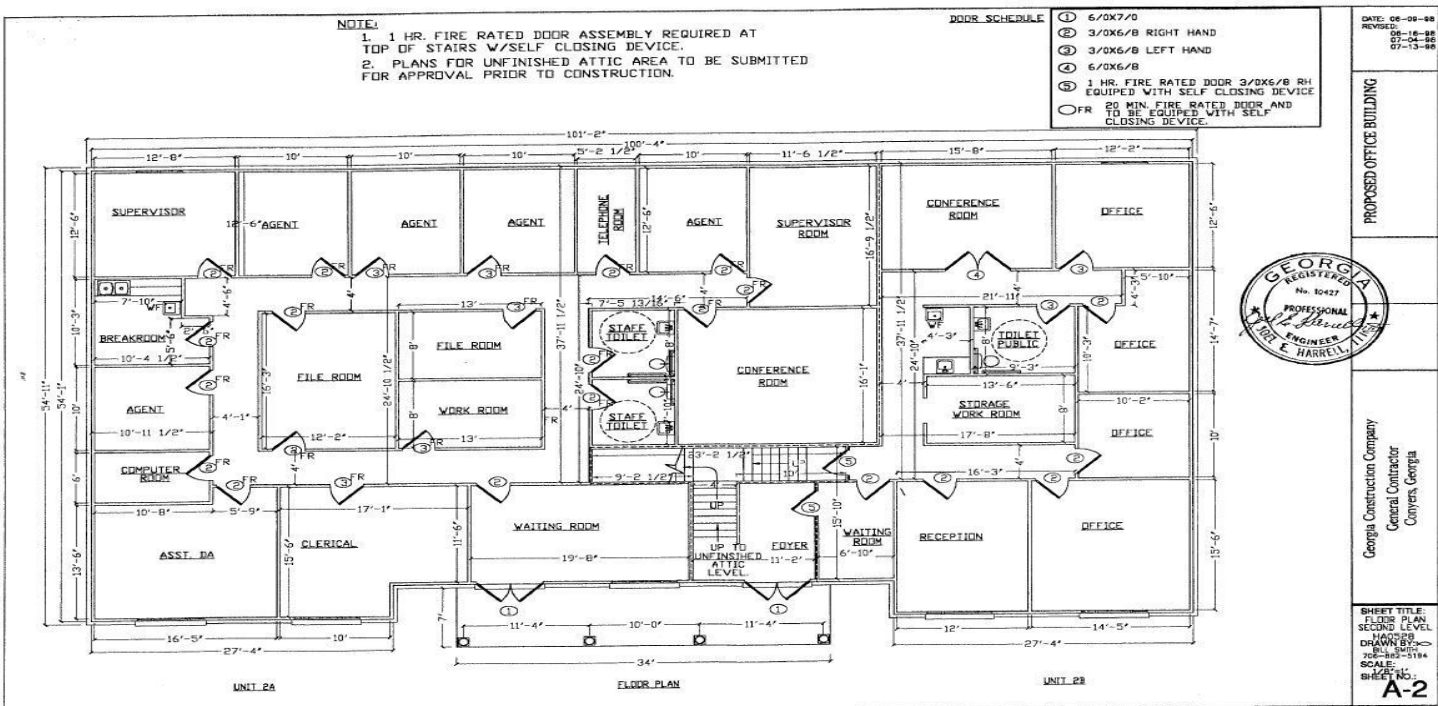
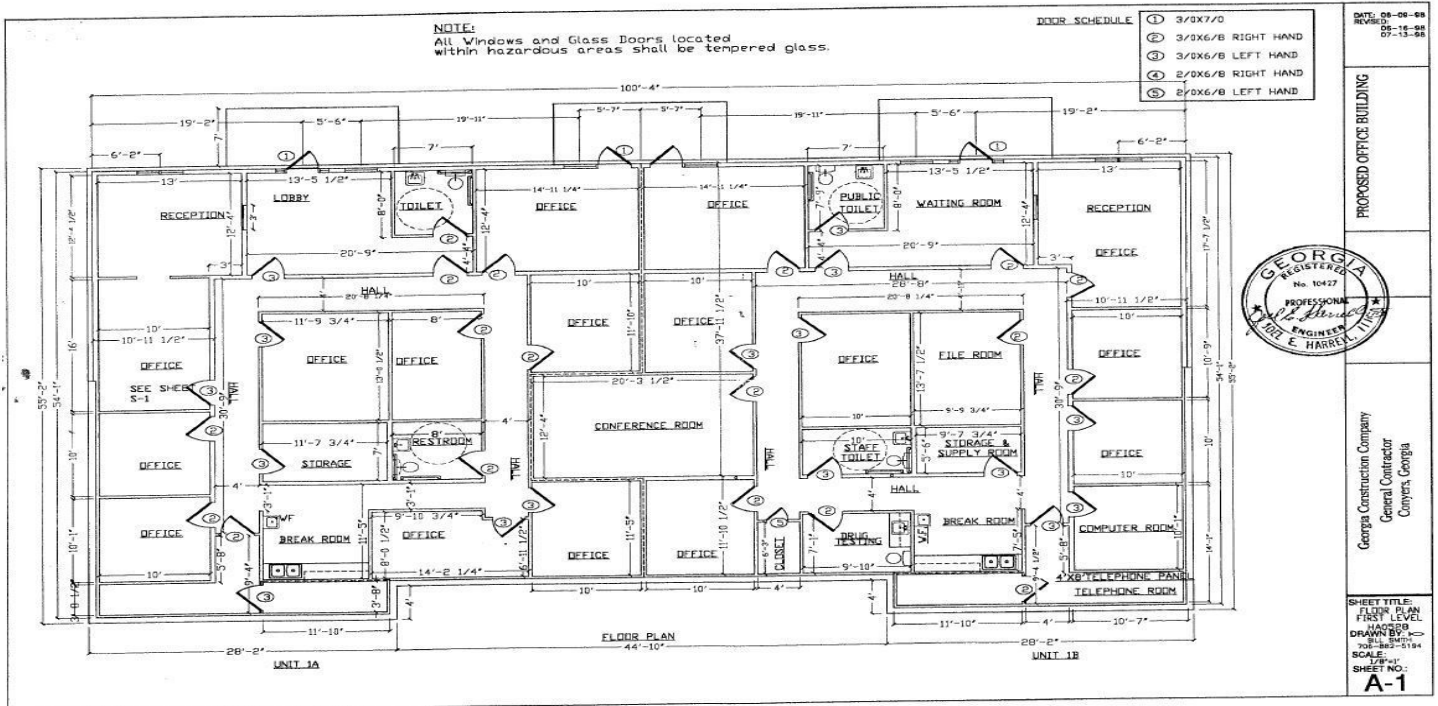
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FLOOR PLANS. 1ST FLOOR TOP...2ND FLOOR BOTTOM.***

997 Commerce Dr., Conyers, GA 30094 (1st Floor Top + 2nd Floor Bottom)



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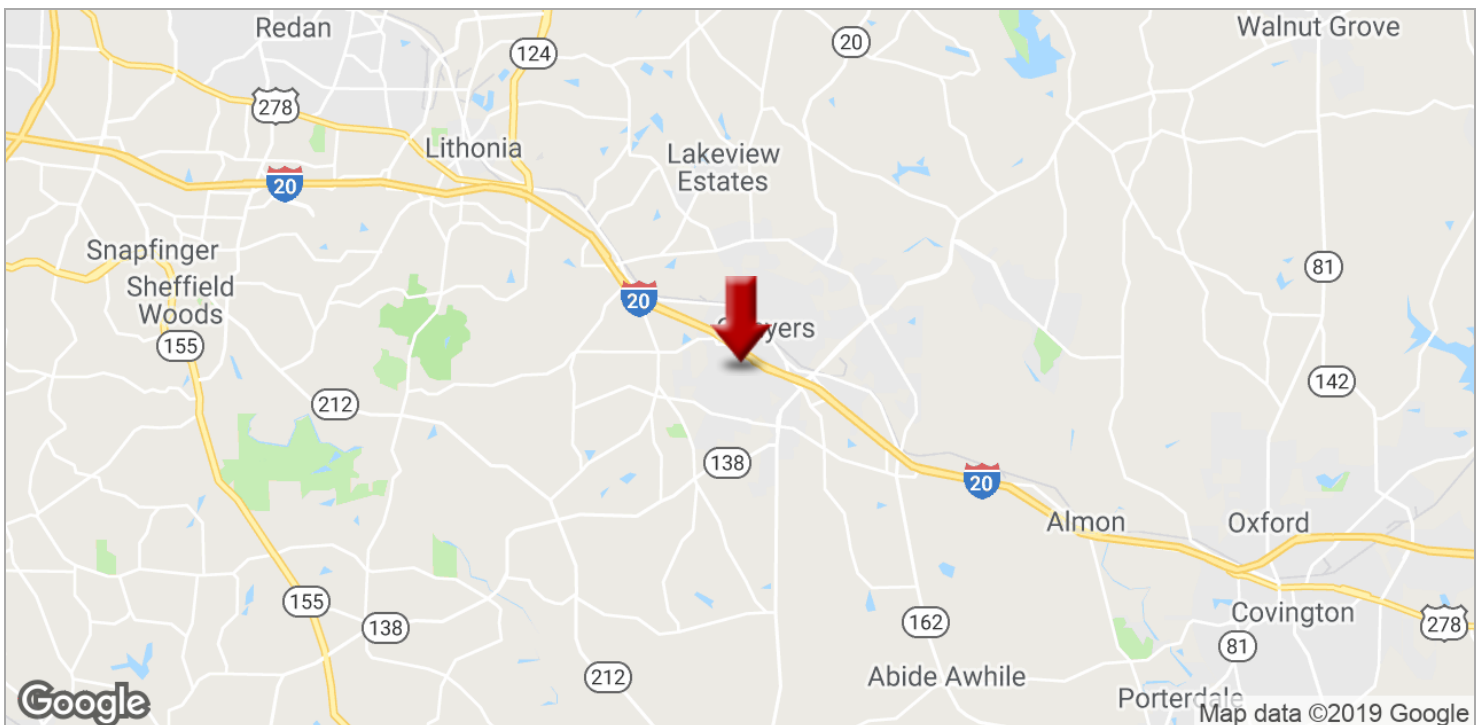
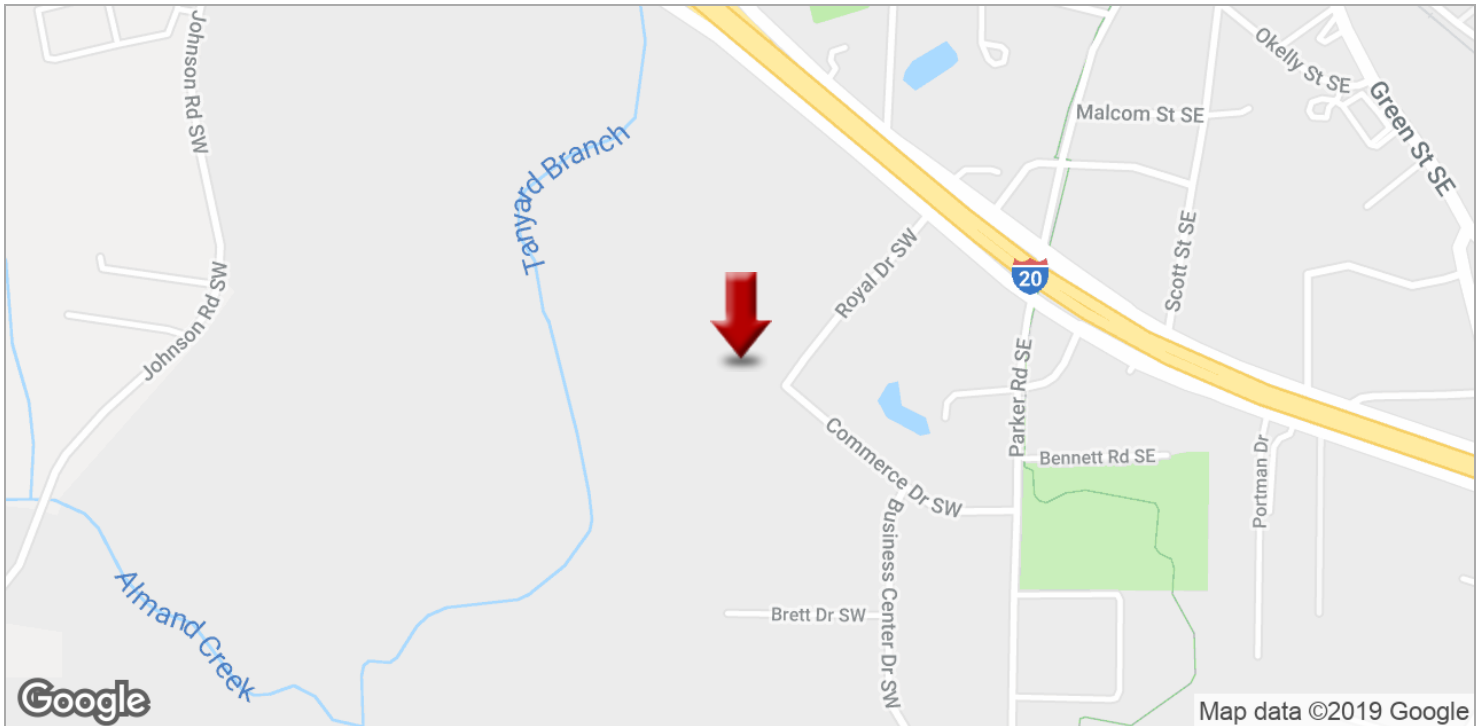
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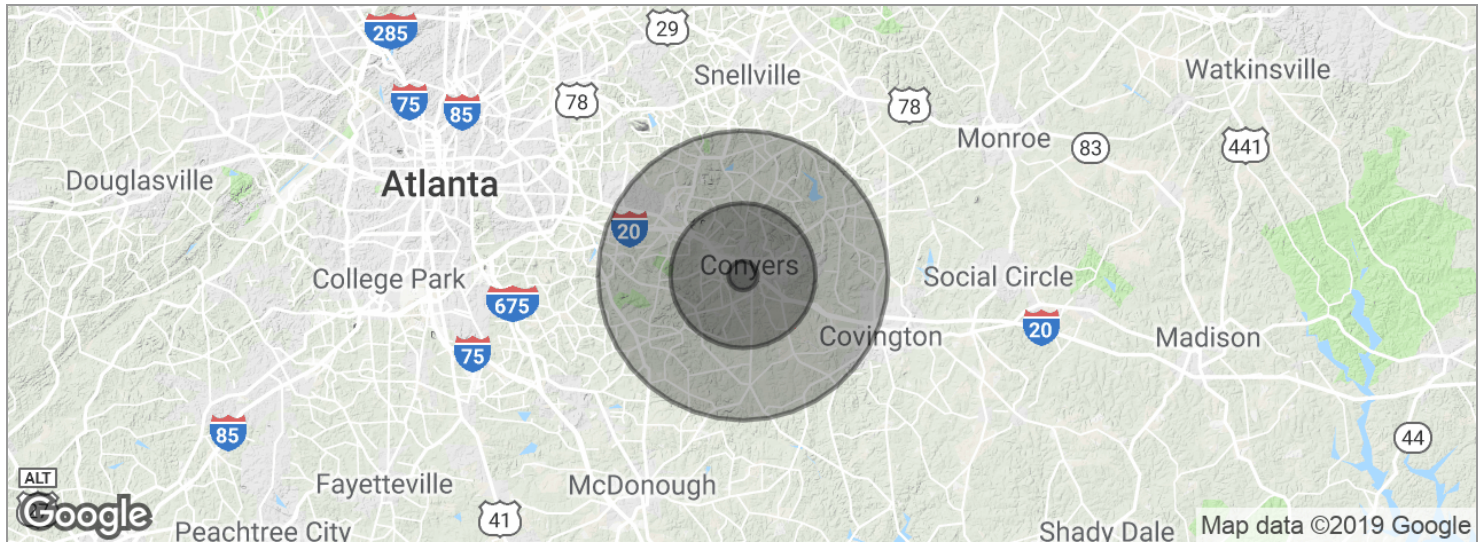
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 1,968 | 72,615 | 253,230 |
| Median age | 41.7 | 35.5 | 34.4 |
| Median age (male) | 39.8 | 33.7 | 32.4 |
| Median age (Female) | 46.2 | 36.5 | 35.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 809 | 24,979 | 88,785 |
| # of persons per HH | 2.4 | 2.9 | 2.9 |
| Average HH income | \$61,146 | \$64,137 | \$64,308 |
| Average house value | | \$167,773 | \$179,726 |

** Demographic data derived from 2010 US Census*

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