





Hunting Creek Plaza

Hunting Creek Plaza presents a rare opportunity at one of Conyers' premier retail intersections. This 135,854 SF shopping center occupies 12 acres at Georgia Highway 20 and Flat Shoals Road, anchored by Dollar Tree, Einstein Bros Bagels, and Verizon Wireless. Positioned between major national retailers with proximity to shopping, dining, and medical services, Hunting Creek delivers the traffic generation, accessibility, and co-tenancy that support sustained retail success in Rockdale County's primary commercial corridor.

| Area | | | | |
|--|------------|----------|----------|----------|
| Demographics | | 1 MILE | 3 MILE | 5 MILE |
|  | 2024 | | | |
| | Population | 4,192 | 40,347 | 95,777 |
|  | Daytime | | | |
| | Population | 5,452 | 40,347 | 84,057 |
|  | 2024 | | | |
| | Households | 1,577 | 14,535 | 33,728 |
|  | Household | | | |
| | Income | \$70,700 | \$86,617 | \$90,819 |



Hunting Creek Plaza
1820 Highway 20,
Conyers, GA 30013

Allie Hodge Motz
678.501.5342
allie@riverwoodproperties.com

Lexi Parks
770.955.7660
lexi@riverwoodproperties.com

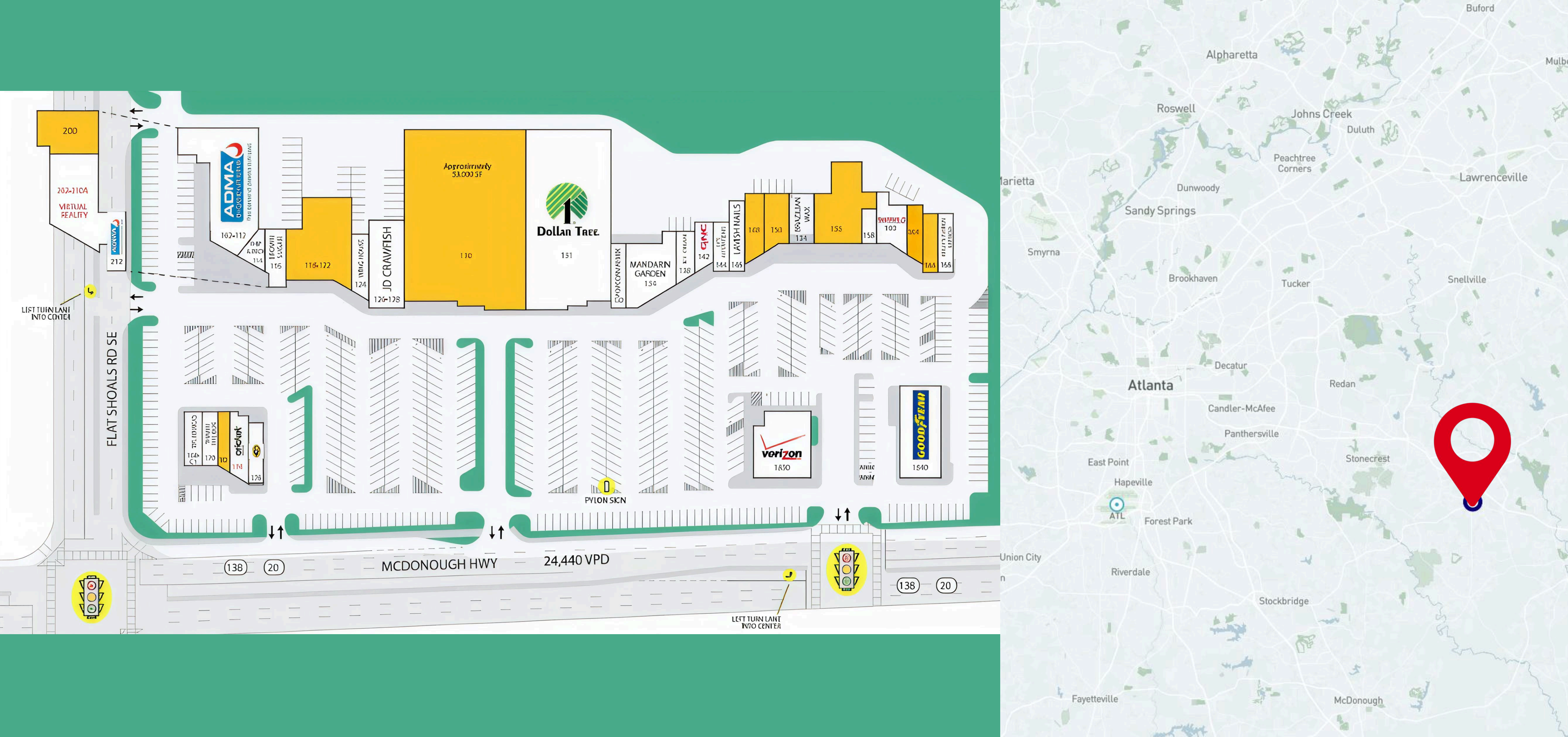


Site access: The center features its own dedicated traffic signal plus five access points, eliminating the directional limitations that plague median-bound competitors. This multi-point ingress/egress configuration ensures customers can reach the property easily from all approach directions, reducing friction and maximizing conversion rates for tenants.

| Suite | Tenant | Square Feet |
|---------|---------------------------|-------------|
| 102-112 | ADMA Bio Centers | 10,233 |
| 114 | Shipping and Mail | 1,183 |
| 116 | Brown Sugar | 1,200 |
| 118-122 | Retail Space Available | 7,382 |
| 124 | Wing House | 1,520 |
| 126-128 | JD Crawfish | 3,800 |
| 130 | Retail Space Available | 33,623 |
| 131 | Dollar Tree #1427 | 20,397 |
| 132 | Popcorn Remix | 1,400 |
| 134 | Mandarin Garden | 2,900 |
| 138 | Michoacan A Pedir De Boca | 1,636 |
| 142 | GNC #9608 | 1,922 |
| 144 | Le's Alteration | 1,000 |
| 146 | Lavish Nails | 1,500 |
| 148 | Retail Space Available | 1,753 |
| 150 | Retail Space Available | 2,255 |
| 154 | Brazilian Wax | 1,166 |

| Suite | Tenant | Square Feet |
|----------|---------------------------------|-------------|
| 156 | Frontera MexMex | 6,278 |
| 158 | The Lab BarberShop | 900 |
| 160 | BenchMark Rehabilitation | 2,573 |
| 164 | Juici Patties | 1,303 |
| 166 | Retail Space Available | 918 |
| 168 | Kelly's Fusion Express | 1,400 |
| 168-C1 | Title Bucks | 1,212 |
| 170 | Thai In The Box | 1,200 |
| 172 | Retail Space Available | 1,179 |
| 174 | Cricket Wireless | 1,422 |
| 176 | Einstein Bagels | 1,280 |
| 1830 | Verizon Wireless Communications | 5,500 |
| 1840 | Goodyear | 5,989 |
| 200 | Retail Space Available | 4,139 |
| 202-210A | Another World Virtual Reality | 5,497 |
| 212 | ADMA Bio Centers - Upstairs | 1,763 |

Strategic Visibility: Prominent corner positioning at Highway 20 and Flat Shoals Road provides exceptional exposure to 101,137 daily vehicles—delivering brand visibility that translates directly to customer traffic and sales performance.



Conyers serves as Rockdale County's retail hub, drawing from established residential communities throughout the eastern Atlanta suburbs. Highway 20's 101,000+ daily vehicles represent consistent regional traffic connecting I-20 to surrounding markets. The corridor's density of national retailers validates sustained consumer demand, while Hunting Creek's anchor tenancy and medical office proximity create complementary traffic patterns that benefit the entire tenant mix.