



**For Sale or Lease**  
**14,087 SF**

**1405 Iris Drive**  
**Conyers, GA 30013**

**CBRE**

# Property Highlights

1405 Iris Drive  
Conyers, GA 30013

## For Sale or Lease

- Free Standing Building
- 14,087
- 0.95 Acres

## Interstate 20 Frontage & Visibility

- 292,500 VPD Traffic Count
- Pylon Sign

## Flexible Zoning

- Rockdale County C-2
- Many Possible Uses

## Easy Access

- 0.5 Miles Away From Hwy 138 Interchange

## Regional Shopping District

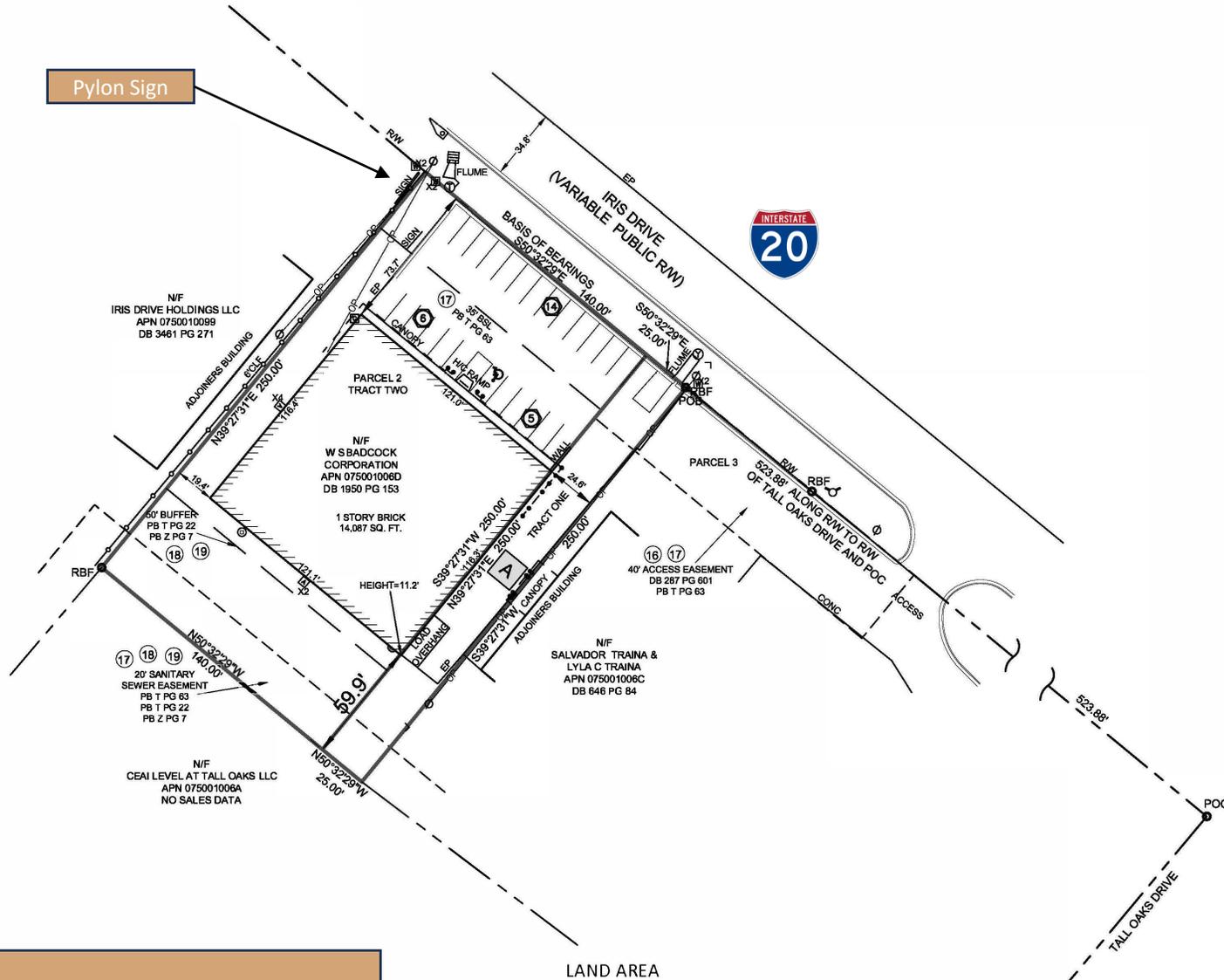
- 1 Million Sf of Retail within 1 mile





# Site Plan

1405 Iris Drive  
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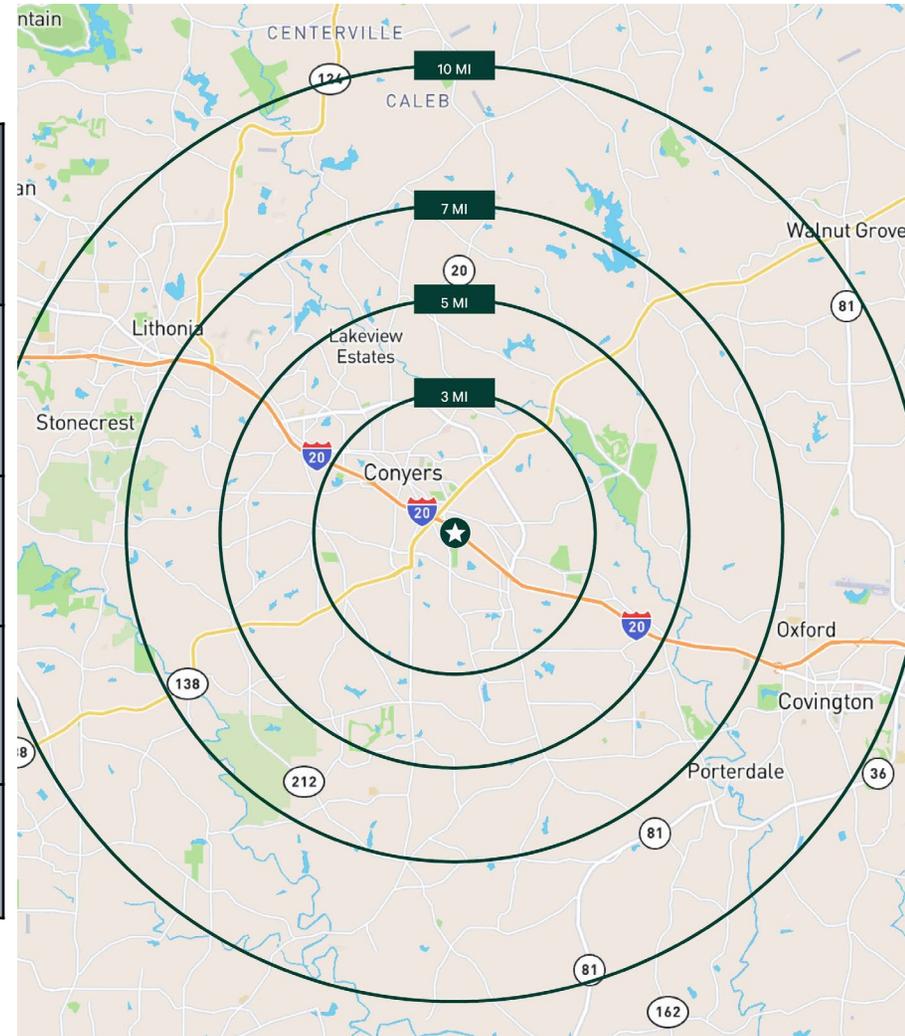
LAND AREA

TRACT 1 = 6,250 S.F. AND 0.143 ACRES  
PARCEL 2, TRACT 2 = 235,000 S.F. AND 0.803 ACRES

[Virtual Tour](#)

# Area Demographics

	3 Miles	5 Miles	7 Miles	10 Miles
POPULATION	41,397	95,086	145,944	280,629
HOUSEHOLDS	14,904	33,769	52,256	100,719
AVG. HH INCOME	\$89,252	\$98,216	\$99,121	\$96,573
HOUSING UNITS	16,178	34,334	51,527	101,177



[Link to Comprehensive Demo Report Here](#)

# 1405 Iris Drive

Conyers, GA 30013



## CONTACTS

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