

9,240 Square Foot Flex Building | Sale-Leaseback Opportunity

1911 Old Covington Rd NE
Conyers, GA 30013



FOR SALE

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BellStreet

For Sale

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Property Description

Excellent sale-leaseback investment featuring a 9,240± SF multi-tenant flex building with nine drive-in bays on a fully fenced lot. Each 1,013± SF unit offers a 10'x10' drive-in door, 18' clear height, and private restroom. The offering provides immediate income from a reputable tenant of 20 years, who will lease back the property for a minimum of five years at \$10,000/month.

Location Description

Strategically positioned along a high-traffic corridor in Conyers, GA, this fully brick, multi-tenant flex building offers exceptional visibility and accessibility. Located just half a mile from both I-20 and I-59, the property provides direct connectivity to major transportation routes serving the greater Atlanta metro area. Situated on 0.82 acres, the site combines durable construction, functional design, and prime positioning, making it an ideal location for investment opportunities.

Property Highlights

- 9,240± SF fully brick multi-tenant flex building
- Sale-leaseback opportunity with established tenant of 20 years
- Tenant to lease back for a minimum of 5 years at \$13/sf absolute NNN
- Nine (9) drive-in bays, each with 10'x10' doors
- 18' clear height throughout
- Each unit approximately 1,013± SF with private restroom
- Fully fenced 0.82-acre lot with secure access
- Located on a high-traffic corridor in Conyers, GA
- Just 0.5 miles from I-20 and I-59 for easy highway access

Offering Summary

Sale Price:	\$1,650,000
Lot Size:	.82 Acre
Building Size:	9,240 SF
NOI:	\$120,000.00
Cap Rate:	7.27%
Number of Units	9

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	182	688	2,224
Average Age	35	35	35
Average Age (Male)	33	33	33
Average Age (Female)	37	37	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	69	263	865
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$65,849	\$64,654	\$82,257
Average House Value	\$294,405	\$302,181	\$269,343

Demographics data derived from AlphaMap