



**1718 HIGHWAY 138  
NE - BUILDING A**  
CONYERS, GA 30013

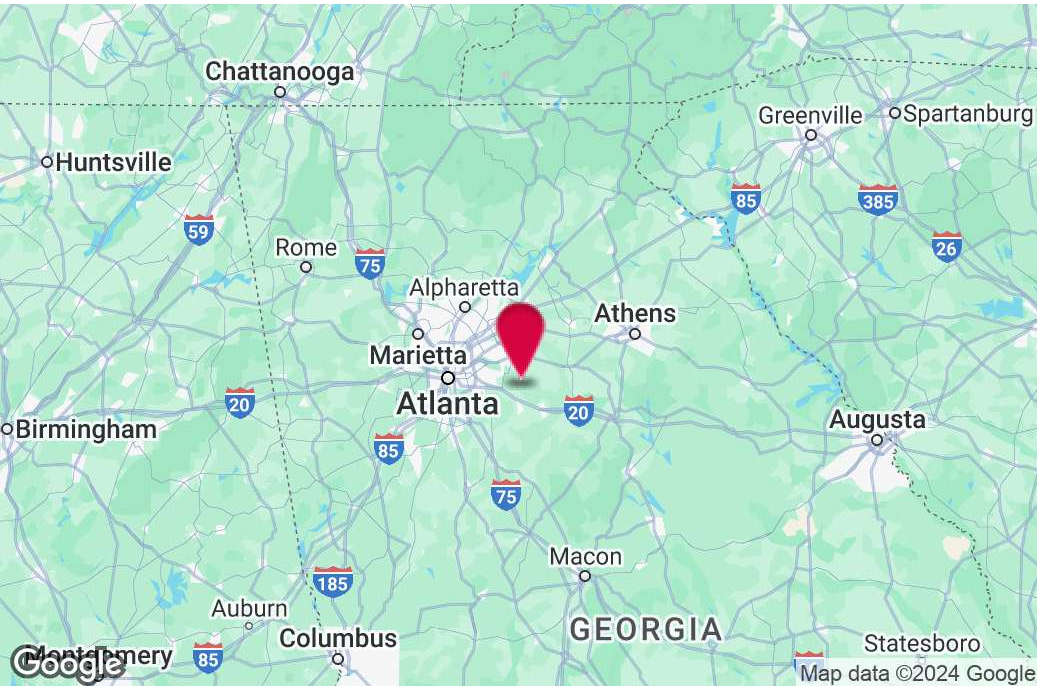
**Industrial Property For Lease -  
23,250 +/- SF  
\$5.95 PSF NNN + \$1.88 PSF CAM**

**TIM STAPLES**  
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**FOR LEASE**  
**23,250 +/- SF**



## PROPERTY HIGHLIGHTS

- 1,463 SF of Office Space
- 3 Docks
- 2 Drive In
- Sprinklered
- Zoned M1
- All Utilities Available
- One Mile From I-20
- High Visibility on State Hwy 138
- Ceiling Height 12' - 14'

## OFFERING SUMMARY

Building Size:	23,250 SF
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# ADDITIONAL PHOTOS



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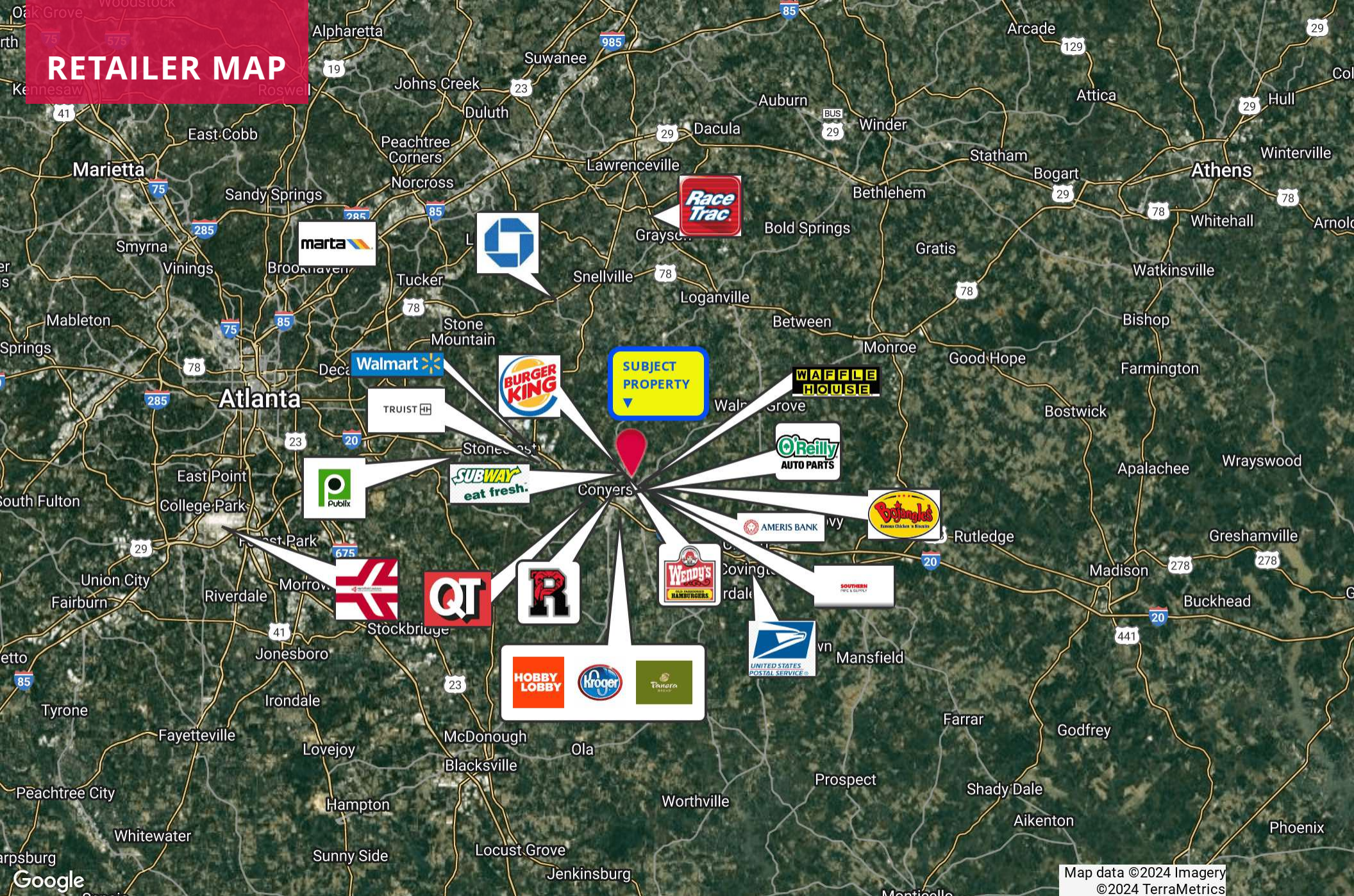
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# RETAILER MAP



Map data ©2024 Imagery  
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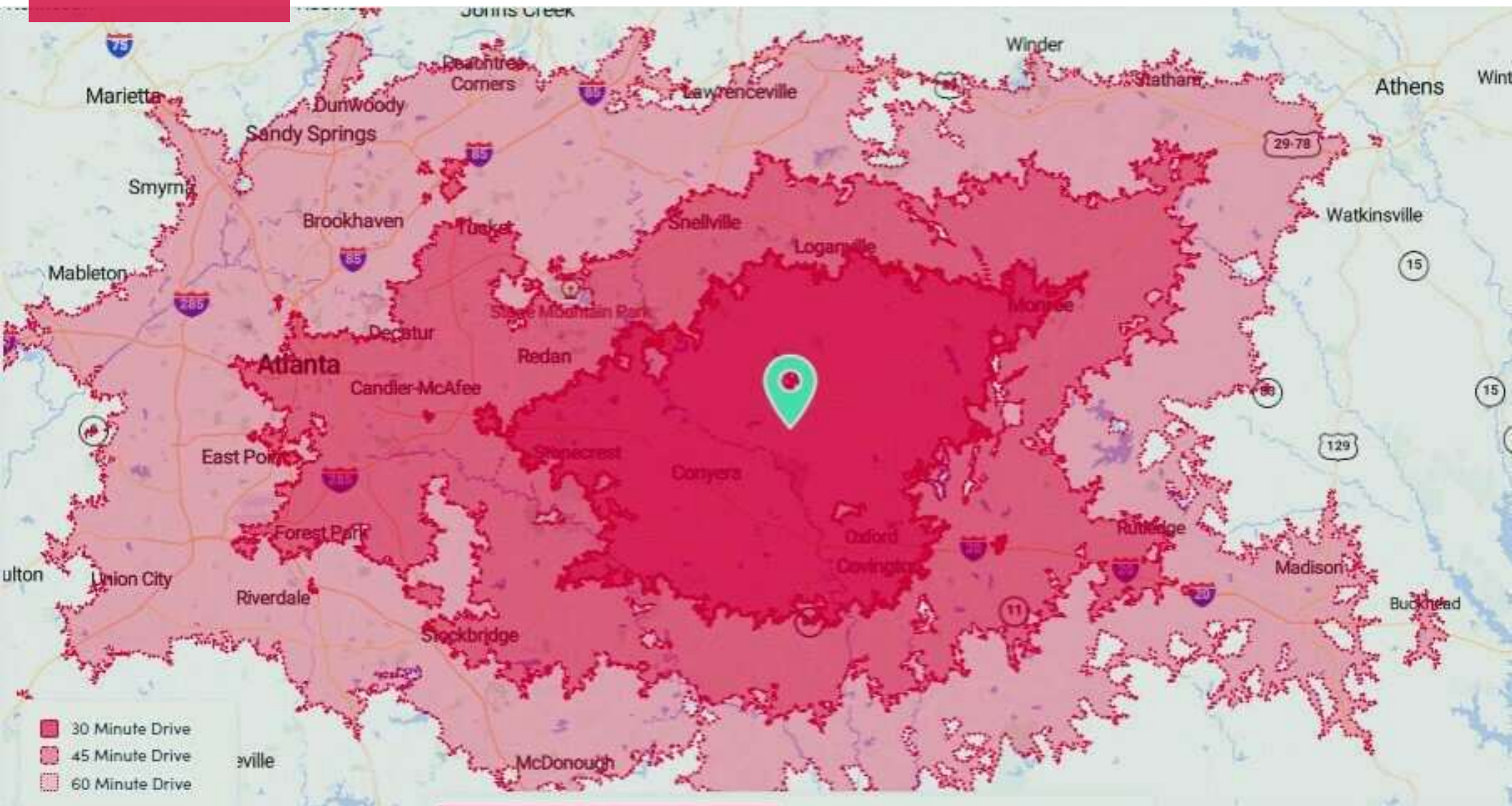
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# DRIVE TIME



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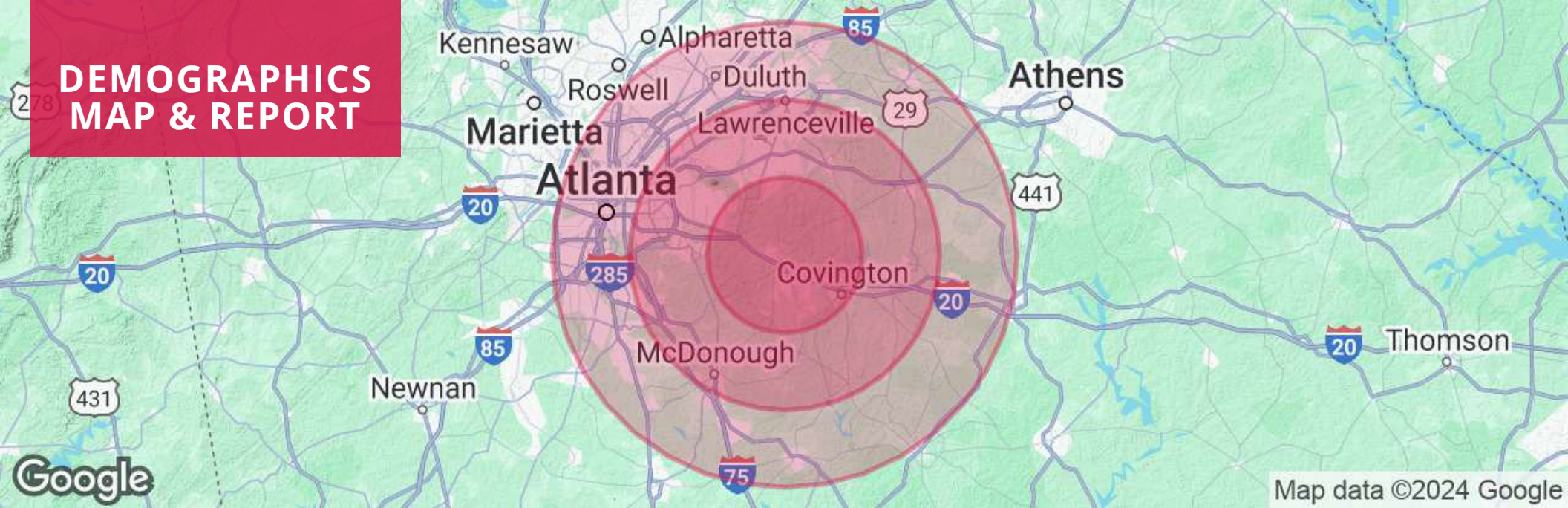
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# DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

## POPULATION

	10 MILES	20 MILES	30 MILES
Total Population	267,079	1,395,338	3,263,638
Average Age	36.8	37.2	36.7
Average Age (Male)	33.9	35.3	35.4
Average Age (Female)	38.8	38.7	37.8

## HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total Households	98,383	511,780	1,294,788
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$71,025	\$76,005	\$86,643
Average House Value	\$160,048	\$189,968	\$240,352

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EXCLUSIVELY LISTED BY:

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Highway 138

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