

# 3168 SALEM ROAD

CONYERS, GA  
30013

**FOR SALE**  
13,325± SF Office/Warehouse Bldg

**BRYAN MARSHBURN, SIOR, CCIM**

*Senior Vice President*

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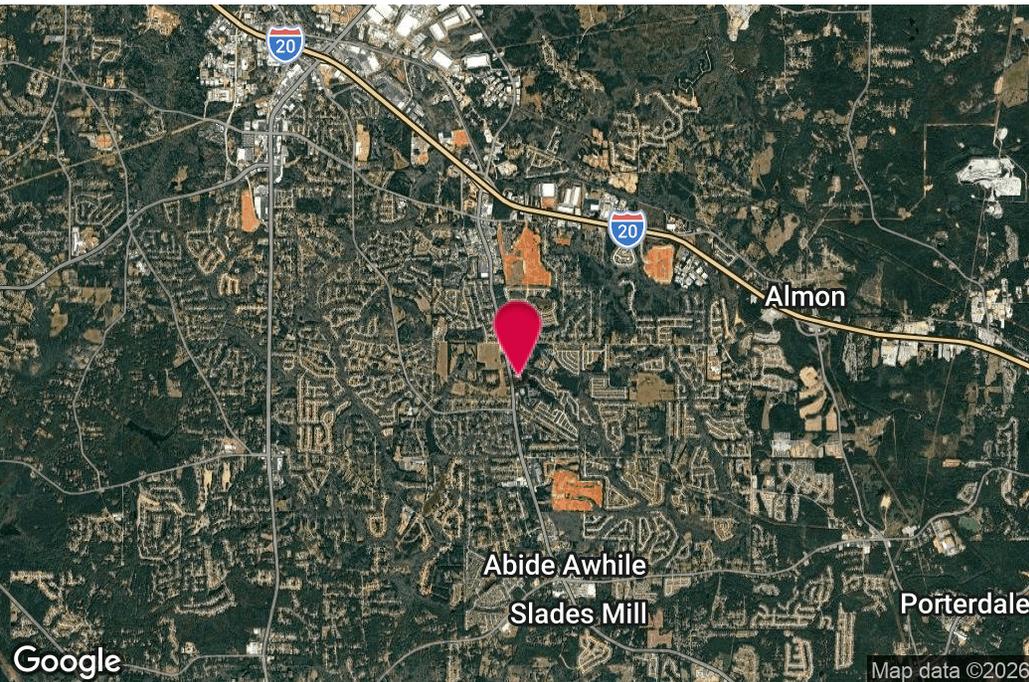
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**King** Industrial  
Realty, Inc.

Industrial • Commercial • Investment  
404.942.2000 | [kingindustrial.com](http://kingindustrial.com)



FOR SALE  
13,325± SF



## PROPERTY HIGHLIGHTS

- 1,300± SF Office Space
- 1 Dock Door & 1 Drive-In Door
- 100% HVAC Controlled
- 12' Clear Height, Clear Span
- 600 Amp Service
- Zoned CH - Commercial Highway, Newton County
- 2.1± Miles South of I-20 @ Salem Rd, Exit 84
- 27,200± Average Daily Traffic Count
- Can be Sold with 3174 Salem Rd 33,550± SF

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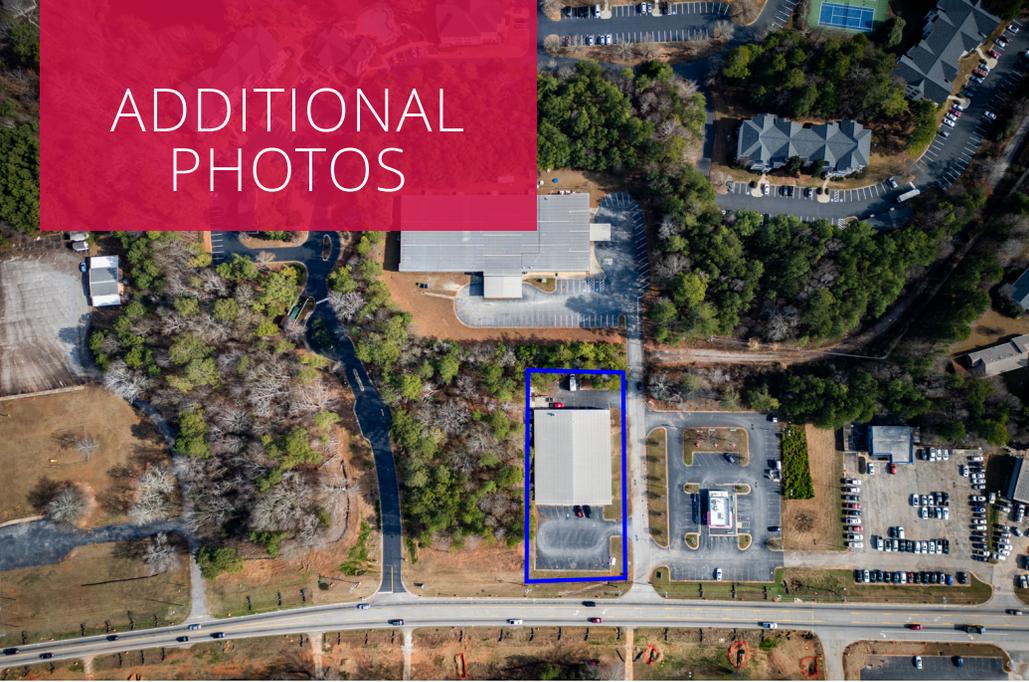
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# ADDITIONAL PHOTOS



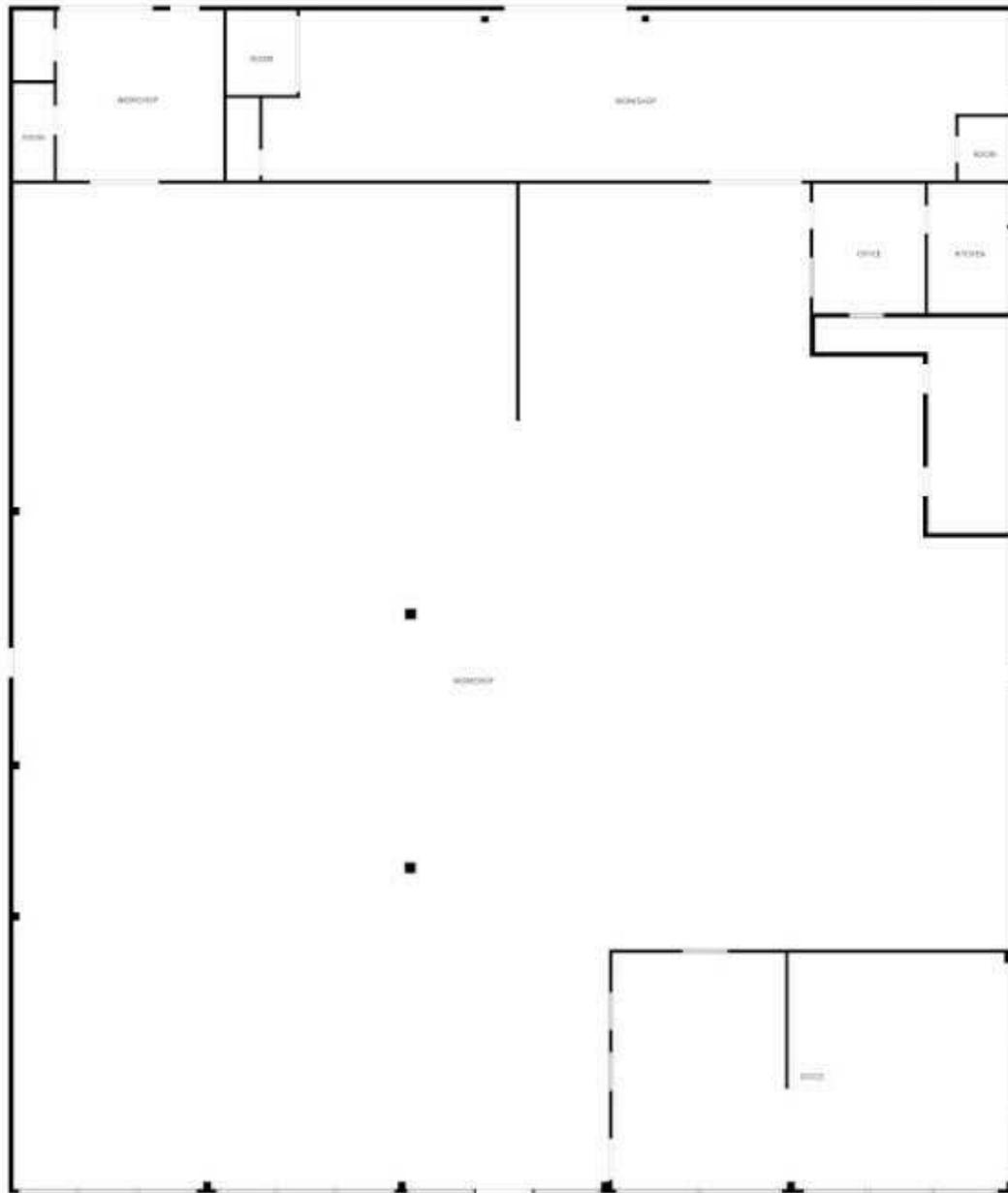
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# FLOOR PLAN



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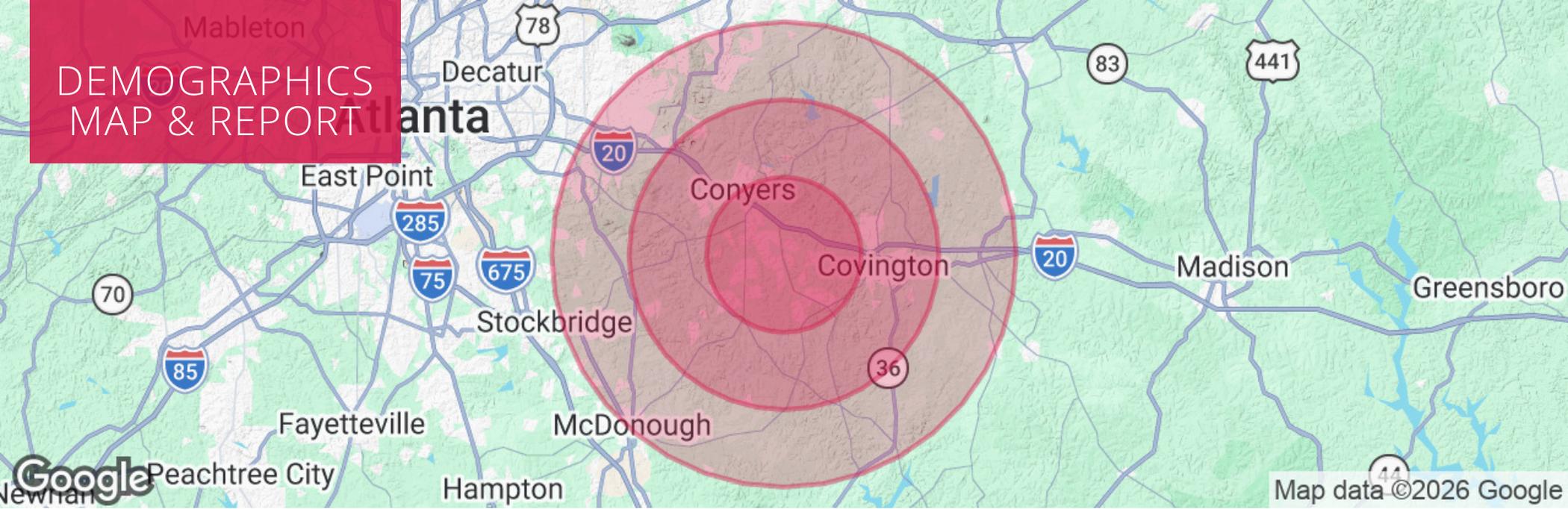
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	95,746	213,375	561,262
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	33,600	75,148	196,806
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$101,205	\$102,570	\$99,893
Average House Value	\$251,656	\$265,081	\$287,011

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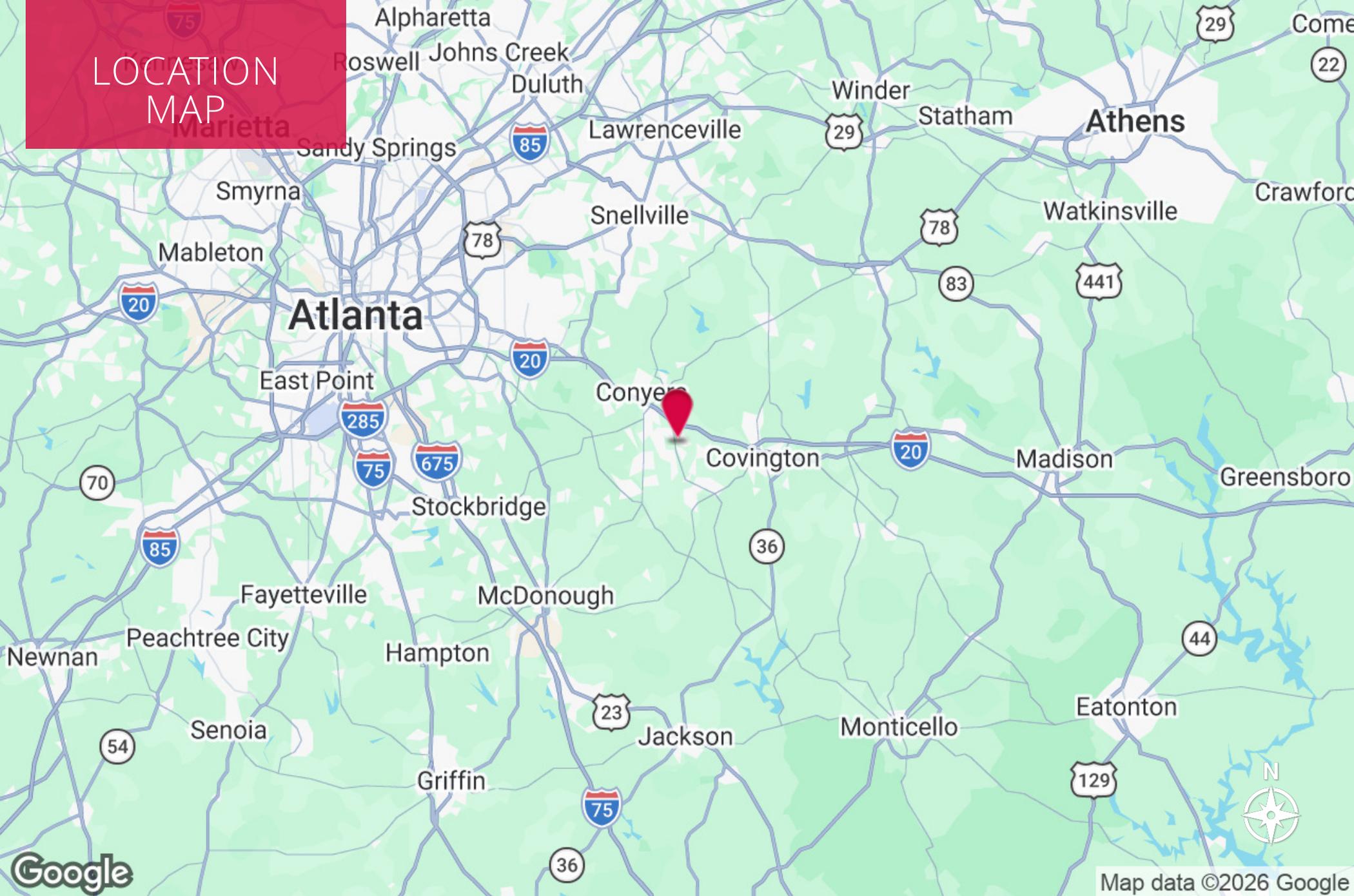
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# LOCATION MAP



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EXCLUSIVELY LISTED BY:

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