

Retail Pad

1289 Dogwood Drive SE | Conyers, GA 30013

FOR SALE

(FORMER O'CHARLEY'S)



ASKING PRICE: \$3,647,000

JOIN LOCAL RETAILERS



INVESTMENT OPPORTUNITY

- Redevelopment or owner-user opportunity
- The former O'Charley's is 100% vacant

HIGHLIGHTS

- Next to Conyers Plaza, a 171,000 SF shopping center anchored by Home Depot, Walmart Supercenter, Petsmart, Office Depot, and more
- Positioned signalized intersections that have a combined 41,700 VPD
- Direct on/off ramp access to Interstate 20 averaging over 119,000 VPD

Offering Specifications

Zoned	HSB (Highway Service Business)
Parcel AC	1.51
Building SF	6,804
Year Built	2010
Parking Spaces	122
Occupancy	0.00%

TRAFFIC COUNTS

W. Prien Lake Road
Interstate 210

18,900 VPD
65,700 VPD

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,231 Population	11,812 Total Daytime Population	\$73,356 Average Household Income	2,033 Total Households
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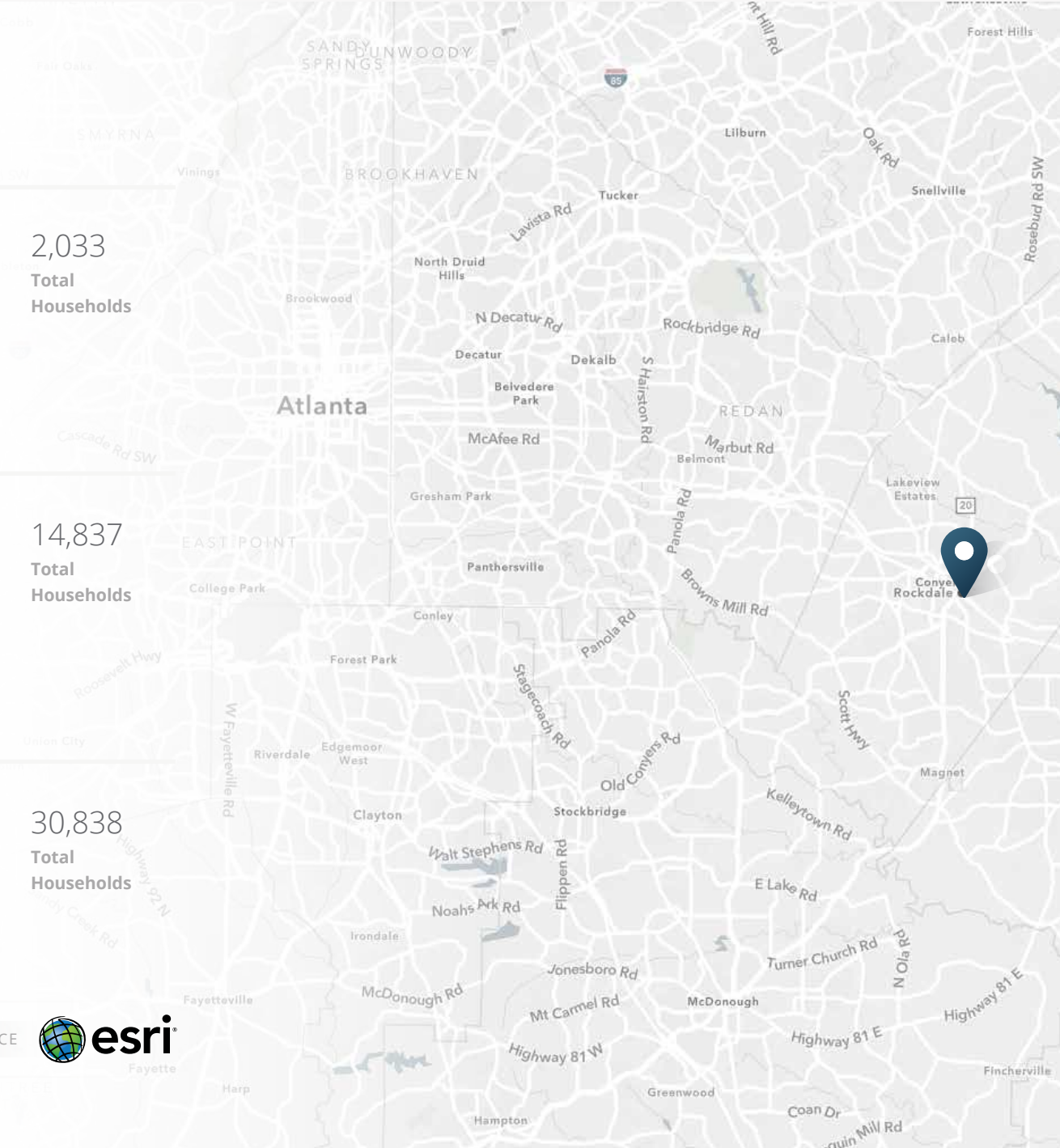
3 MILES

41,238 Population	56,414 Total Daytime Population	\$88,322 Average Household Income	14,837 Total Households
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5 MILES

86,673 Population	90,537 Total Daytime Population	\$97,537 Average Household Income	30,838 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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