

Educational Facility Available for Lease

1151 Flat Shoals Road Southeast
Conyers, GA 30013



FOR LEASE

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BellStreet

For Lease

1151 Flat Shoals Road Southeast Conyers, GA 30013



Location Description

Located at 1151 Flat Shoals Rd SE in Conyers, Georgia and situated directly behind the recognizable circular church building, the property offers a unique and easily identifiable location with convenient access for parents, students, and staff.

The facility is well-suited for educational use, featuring an indoor gymnasium with direct access to an onsite playground area, creating an ideal environment for student recreation and activities. The property also includes ample onsite parking for parents, teachers, and visitors, allowing for smooth daily operations and convenient drop-off and pick-up access.

Its functional layout, large square footage, and family-oriented amenities make this property a rare opportunity for users seeking a move-in-ready educational or childcare facility in the growing Conyers market.

Property Highlights

- On-Site Playground
- Ample On-Site Parking
- Full Indoor Gymnasium
- Ideal Environment for Educational and Youth-Oriented Operations.
- Classrooms, Administrative Offices, Student Gathering Areas, and Recreational Space.
- Perfect for a Daycare, Private school, Charter School, Church Academy, or Community-Focused Organization.

Offering Summary

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	35,000 SF
Lot Size:	2 Acres
Building Size:	35,000 SF

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Property Description

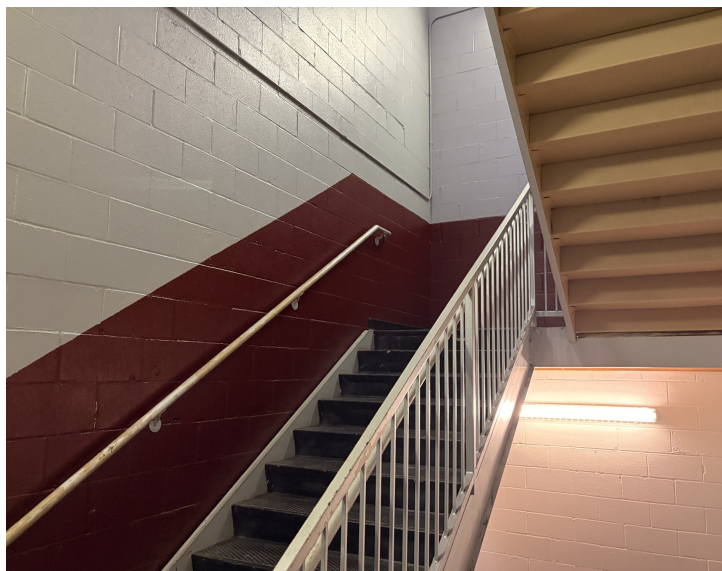
This 35,000 square foot three-story educational facility offers a rare leasing opportunity in Conyers, Georgia, ideal for a daycare, private school, charter school, church academy, or community-focused organization. Conveniently located at 1151 Flat Shoals Rd SE directly behind the prominent circular church building, the property provides excellent accessibility and a recognizable location for students, parents, and staff.

The building features a functional multi-level layout designed to accommodate classrooms, administrative offices, student gathering areas, and recreational space. Property highlights include a full indoor gymnasium with direct access to an onsite playground, creating an ideal environment for educational and youth-oriented operations.

The site also offers ample onsite parking for teachers, parents, and visitors, supporting efficient daily traffic flow and student drop-off/pick-up operations. With substantial square footage and a flexible layout, this property presents an outstanding opportunity for users seeking a large-scale educational or childcare facility in the growing Conyers market.

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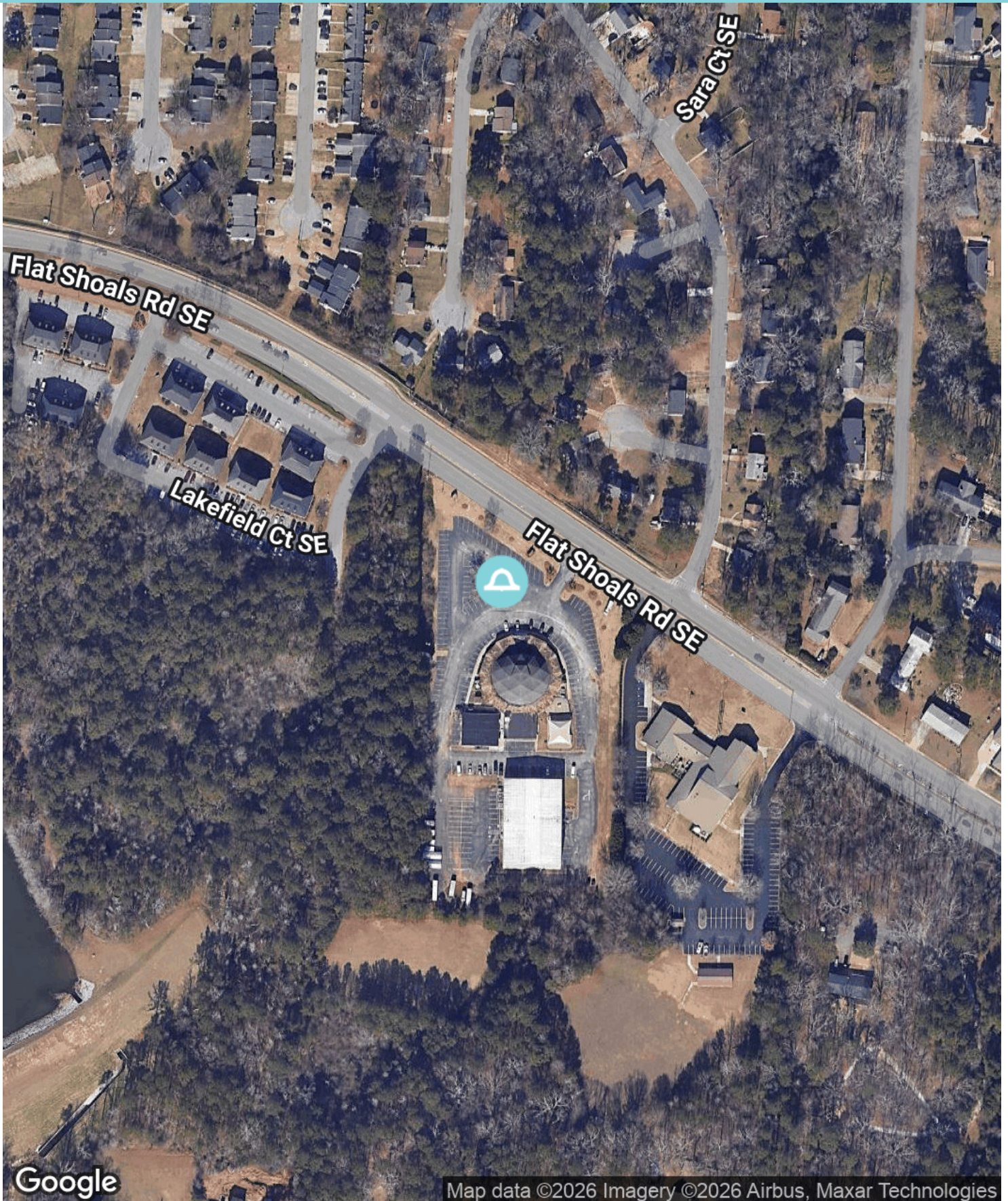
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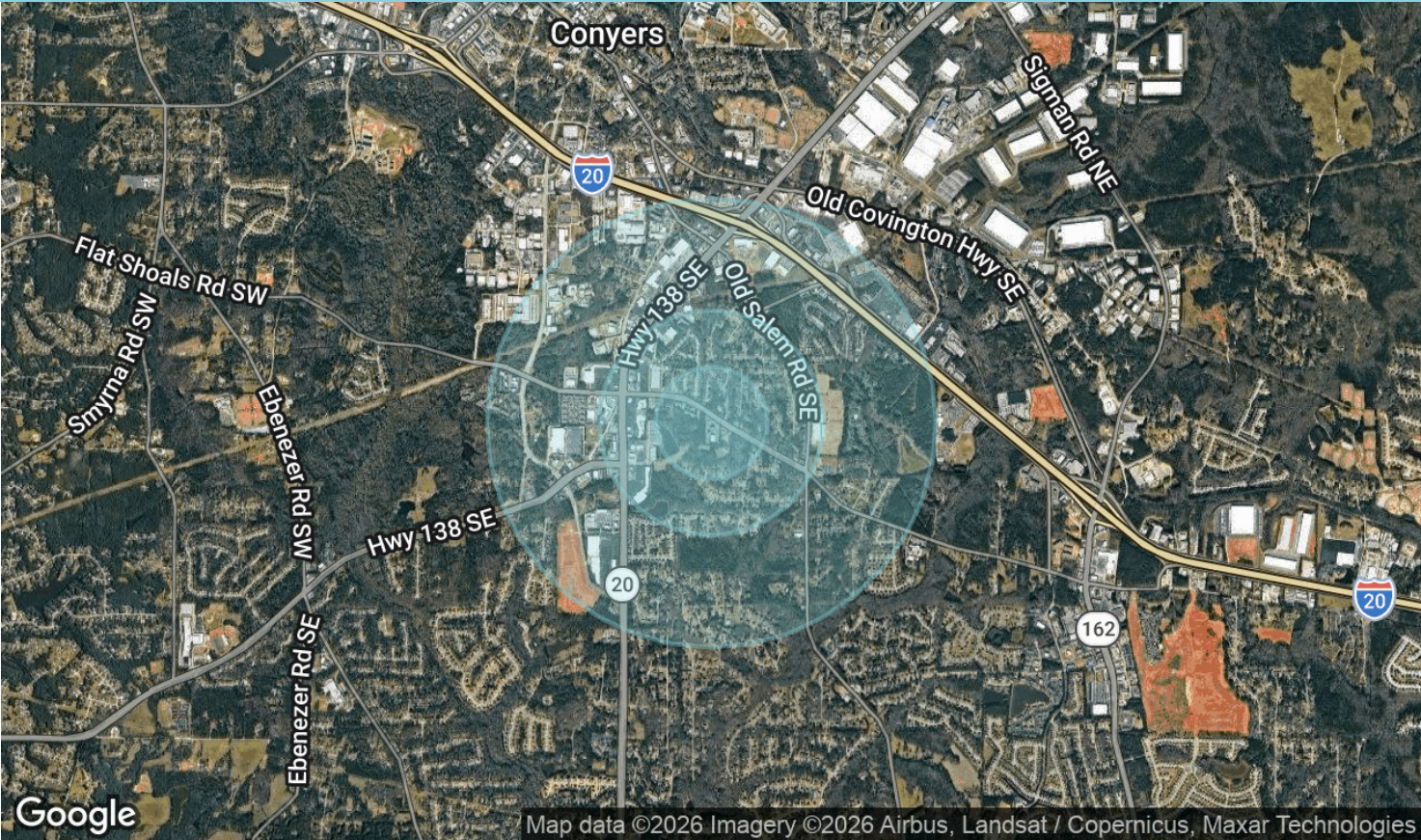
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	322	1,342	3,943
Average Age	43.7	42.6	41.0
Average Age (Male)	26.8	25.9	30.8
Average Age (Female)	60.2	58.7	49.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	114	480	1,545
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$90,935	\$86,900	\$80,382
Average House Value	\$236,897	\$229,442	\$264,380

2023 American Community Survey (ACS)