

# 201 Camden Industrial Pky - Camden Industrial Park



Location: **Northlake Cluster**  
**I-20 East/Conyers Submarket**  
**Rockdale County**  
**Conyers, GA 30012**

Type: **Land**  
Proposed Use: **Industrial**  
Zoning: **M1**  
Density: -

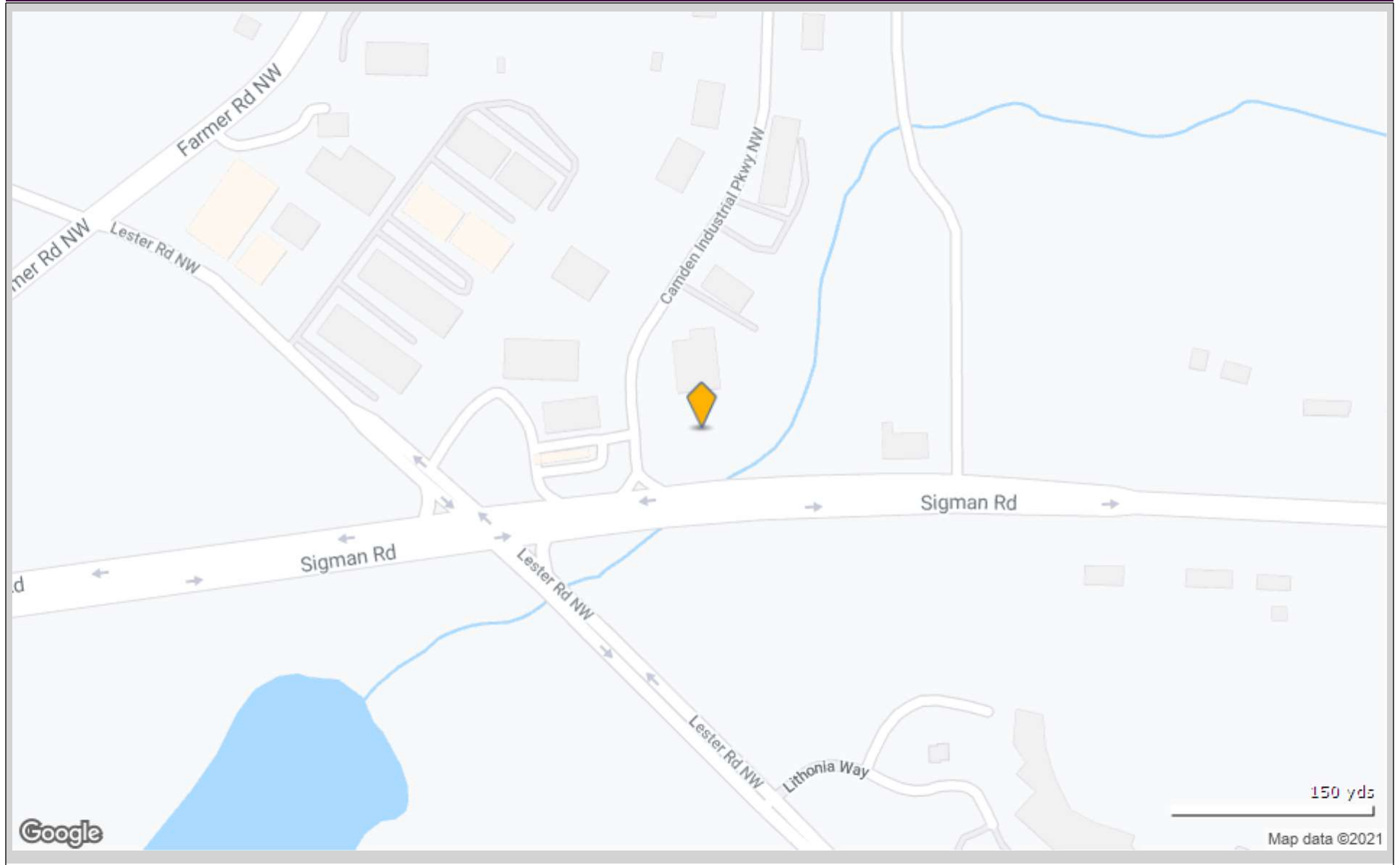
Developer: -  
Management: -  
True Owner: -  
Recorded Owner: **J K B Investments Llc**

Parcel Size: **2.14 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

Parcel Number: **041-0-01-0212**

# Aerial / Map Report

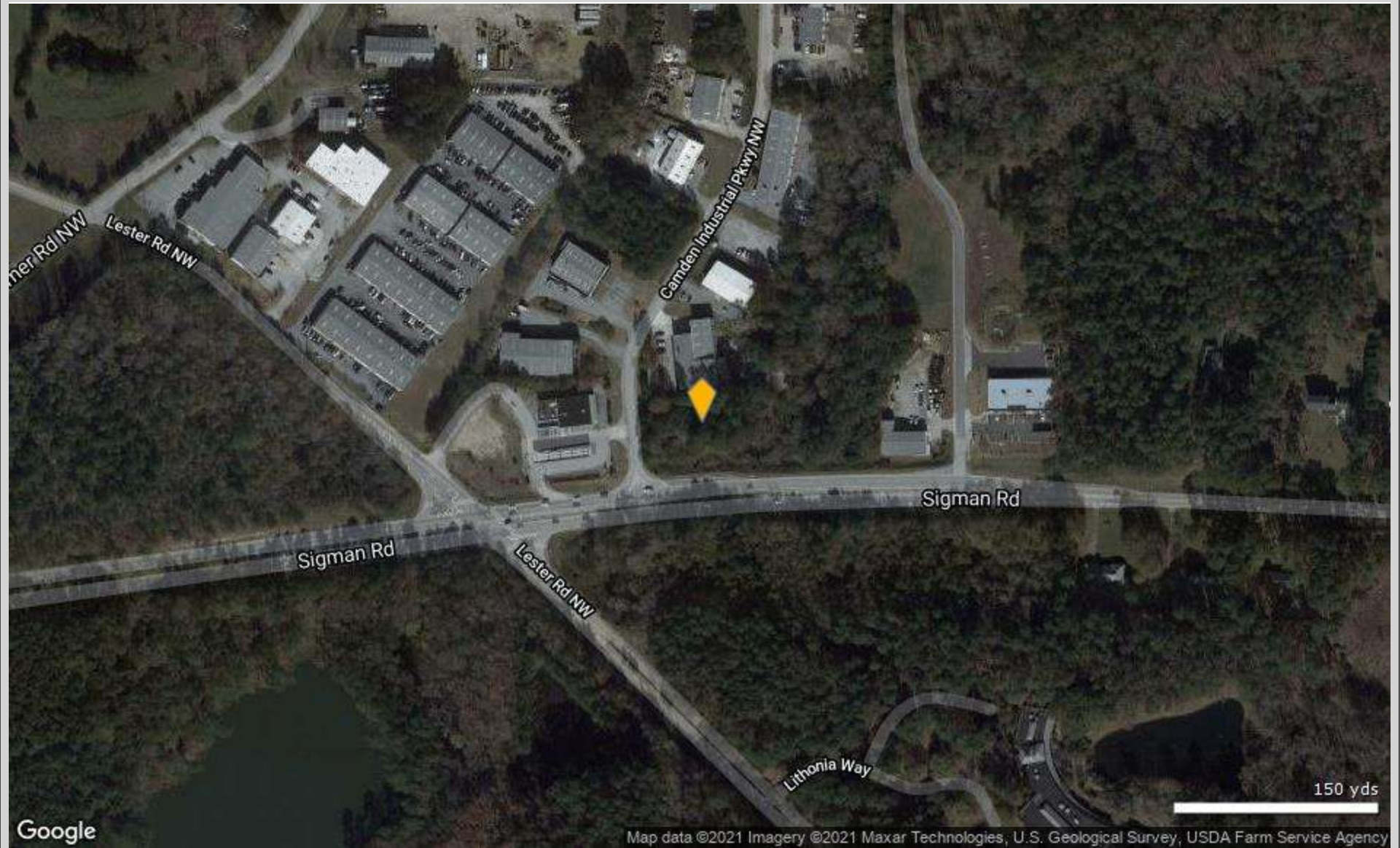
201 Camden Industrial Pky - Conyers, GA 30012



Tony Tedesco - 678-898-8691 General Manager and Qualifying Broker, Crye Leike Commercial Real Estate. [tony.tedesco@crye-leike.com](mailto:tony.tedesco@crye-leike.com) By accepting this report it is understood and agreed that it contains proprietary and confidential information.

Aerial / Map Report

201 Camden Industrial Pky - Conyers, GA 30012



## Site Plan Report

201 Camden Industrial Pky, Conyers, GA 30012

No Site Plan image was found for this property



*Tenant data not available for this property*

**Total Tenants for report: 0**

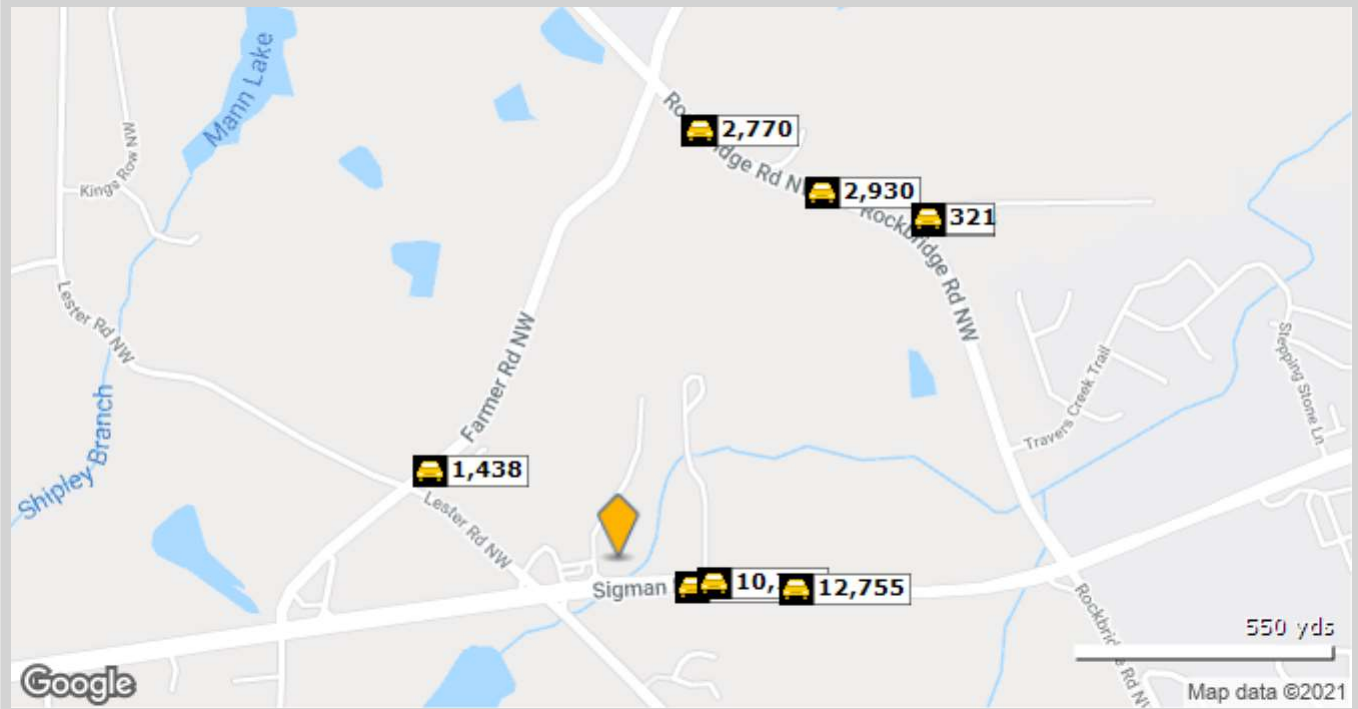


# Traffic Count Report

## Camden Industrial Park

201 Camden Industrial Pky, Conyers, GA 30012

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Sigman Rd	Sigman Rd NW	0.09 E	2017	10,300	MPSI	.10
2	Sigman Rd NW	Sigman Rd	0.06 E	2018	8,243	MPSI	.12
3	Sigman Rd NW	Sigman Rd	0.06 E	2020	10,734	MPSI	.12
4	Sigman Road Northwest	Sigman Rd	0.04 W	2020	12,755	MPSI	.23
5	Farmer Rd NW	Lester Rd NW	0.04 SW	2018	1,438	MPSI	.26
6	Rockbridge Rd	Rena Ct NW	0.13 SE	2017	2,930	MPSI	.52
7	Rockbridge Rd	Farmer Rd NW	0.08 NW	2018	2,017	MPSI	.54
8	Rockbridge Road Northwest	Farmer Rd NW	0.08 NW	2020	2,770	MPSI	.54
9	Rena Court Northwest	Rockbridge Rd	0.03 SW	2020	308	MPSI	.57
10	Rena Ct NW	Rockbridge Rd	0.03 SW	2018	321	MPSI	.57

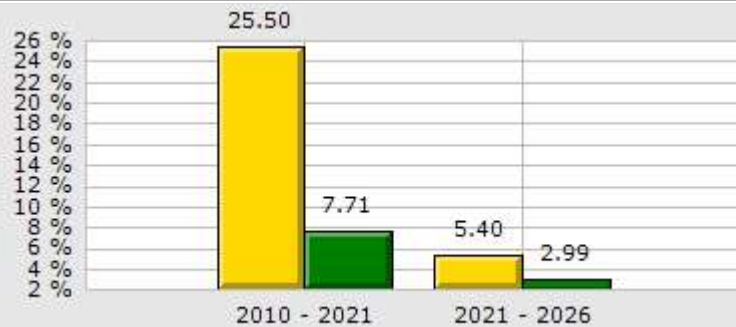


**Camden Industrial Park**  
201 Camden Industrial Pky, Conyers, GA 30012

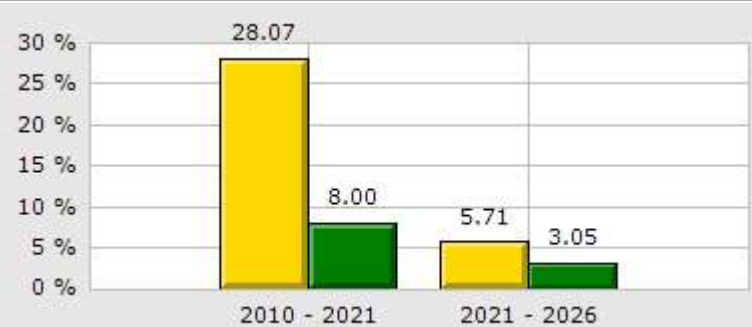
Type: **Land**  
County: **Rockdale**

**1 Mile**  
**County**

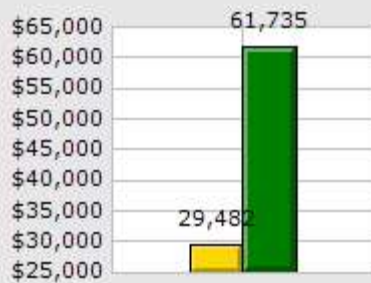
**Population Growth**



**Household Growth**



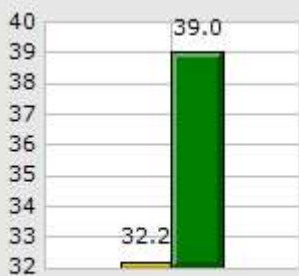
**2021 Med Household Inc**



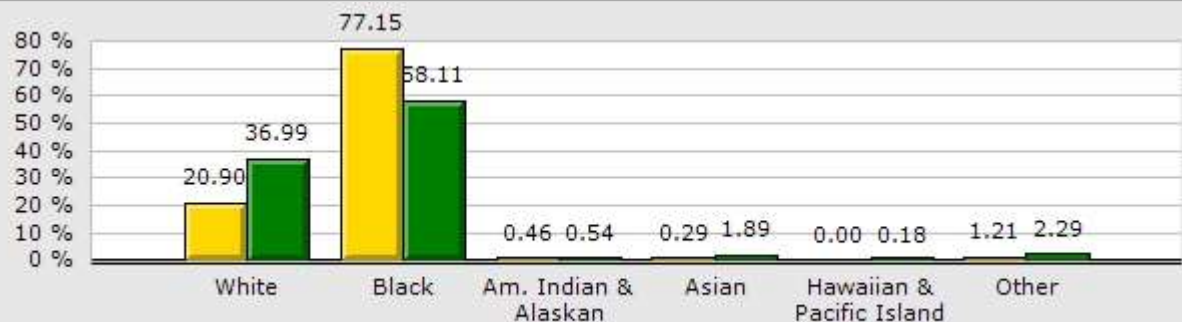
**2021 Households by Household Income**



**2021 Median Age**



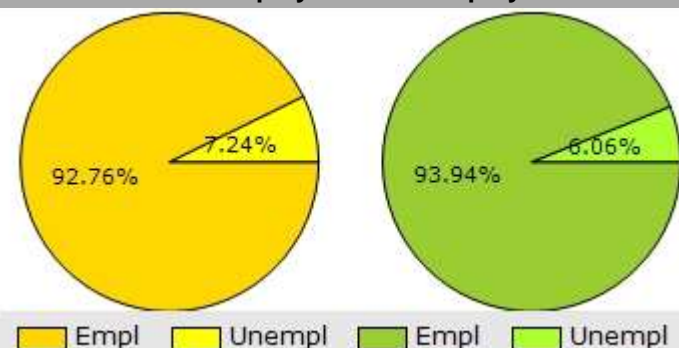
**2021 Population by Race**



**2021 Renter vs. Owner**



**2021 Employed vs. Unemployed**



**Demographic Market Comparison Report**

1 mile radius

<b>Camden Industrial Park</b>				
201 Camden Industrial Pky, Conyers, GA 30012				
Type: <b>Land</b>				
County: <b>Rockdale</b>				
	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2021	25.50%		7.71%	
Growth 2021 - 2026	5.40%		2.99%	
Empl	781	92.76%	41,772	93.94%
Unempl	61	7.24%	2,693	6.06%
<b>2021 Population by Race</b>				
	<b>1,742</b>		<b>91,634</b>	
White	364	20.90%	33,893	36.99%
Black	1,344	77.15%	53,253	58.11%
Am. Indian & Alaskan	8	0.46%	494	0.54%
Asian	5	0.29%	1,730	1.89%
Hawaiian & Pacific Island	0	0.00%	169	0.18%
Other	21	1.21%	2,095	2.29%
<b>Household Growth</b>				
Growth 2010 - 2021	28.07%		8.00%	
Growth 2021 - 2026	5.71%		3.05%	
Renter Occupied	288	53.04%	9,541	29.50%
Owner Occupied	255	46.96%	22,798	70.50%
<b>2021 Households by Household Income</b>				
	<b>544</b>		<b>32,339</b>	
Income <\$25K	220	40.44%	5,336	16.50%
Income \$25K - \$50K	129	23.71%	8,002	24.74%
Income \$50K - \$75K	104	19.12%	5,526	17.09%
Income \$75K - \$100K	29	5.33%	4,498	13.91%
Income \$100K - \$125K	21	3.86%	3,587	11.09%
Income \$125K - \$150K	27	4.96%	2,586	8.00%
Income \$150K - \$200K	2	0.37%	721	2.23%
Income \$200K+	12	2.21%	2,083	6.44%
2021 Med Household Inc	\$29,482		\$61,735	
2021 Median Age	32.20		39.00	





# Demographic Summary Report

## Camden Industrial Park

201 Camden Industrial Pky, Conyers, GA 30012

Building Type: **Land**      Total Available: **0 SF**  
 Class: -      % Leased: **0%**  
 RBA: -      Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	1,836	30,951	73,561
2021 Estimate	1,742	30,033	71,451
2010 Census	1,388	27,619	65,689
Growth 2021 - 2026	5.40%	3.06%	2.95%
Growth 2010 - 2021	25.50%	8.74%	8.77%
<b>2021 Population by Hispanic Origin</b>	277	5,907	8,689
<b>2021 Population</b>	1,742	30,033	71,451
White	364 20.90%	10,671 35.53%	20,316 28.43%
Black	1,344 77.15%	18,002 59.94%	48,045 67.24%
Am. Indian & Alaskan	8 0.46%	260 0.87%	395 0.55%
Asian	5 0.29%	397 1.32%	1,021 1.43%
Hawaiian & Pacific Island	0 0.00%	52 0.17%	155 0.22%
Other	21 1.21%	652 2.17%	1,519 2.13%
U.S. Armed Forces	1	8	73
<b>Households</b>			
2026 Projection	574	11,050	26,797
2021 Estimate	543	10,729	26,047
2010 Census	424	9,885	23,998
Growth 2021 - 2026	5.71%	2.99%	2.88%
Growth 2010 - 2021	28.07%	8.54%	8.54%
Owner Occupied	255 46.96%	5,825 54.29%	14,699 56.43%
Renter Occupied	288 53.04%	4,903 45.70%	11,348 43.57%
<b>2021 Households by HH Income</b>	544	10,728	26,048
Income: <\$25,000	220 40.44%	2,471 23.03%	5,465 20.98%
Income: \$25,000 - \$50,000	129 23.71%	3,313 30.88%	7,411 28.45%
Income: \$50,000 - \$75,000	104 19.12%	1,864 17.38%	4,598 17.65%
Income: \$75,000 - \$100,000	29 5.33%	1,145 10.67%	3,062 11.76%
Income: \$100,000 - \$125,000	21 3.86%	819 7.63%	2,448 9.40%
Income: \$125,000 - \$150,000	27 4.96%	431 4.02%	1,385 5.32%
Income: \$150,000 - \$200,000	2 0.37%	138 1.29%	605 2.32%
Income: \$200,000+	12 2.21%	547 5.10%	1,074 4.12%
<b>2021 Avg Household Income</b>	\$47,869	\$66,990	\$69,463
<b>2021 Med Household Income</b>	\$29,482	\$45,216	\$50,639



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Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>201</b>	<b>3,494</b>	<b>17</b>
Retail & Wholesale Trade	45	1,482	33
Hospitality & Food Service	3	9	3
Real Estate, Renting, Leasing	5	22	4
Finance & Insurance	8	31	4
Information	2	8	4
Scientific & Technology Services	15	58	4
Management of Companies	1	3	3
Health Care & Social Assistance	5	16	3
Educational Services	4	29	7
Public Administration & Sales	6	342	57
Arts, Entertainment, Recreation	1	2	2
Utilities & Waste Management	11	78	7
Construction	29	462	16
Manufacturing	19	694	37
Agriculture, Mining, Fishing	0	0	0
Other Services	47	258	5

# Consumer Spending Report

## Camden Industrial Park

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Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



2021 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$11,850</b>	<b>\$271,540</b>	<b>\$688,807</b>
<b>Total Apparel</b>	<b>\$881</b>	<b>\$16,798</b>	<b>\$41,334</b>
Women's Apparel	310	6,227	15,620
Men's Apparel	154	3,153	7,814
Girl's Apparel	78	1,348	3,227
Boy's Apparel	64	1,038	2,454
Infant Apparel	50	910	2,207
Footwear	225	4,122	10,013
<b>Total Entertainment &amp; Hobbies</b>	<b>\$1,843</b>	<b>\$41,680</b>	<b>\$106,134</b>
Entertainment	178	4,291	11,665
Audio & Visual Equipment/Service	518	10,902	27,371
Reading Materials	9	323	881
Pets, Toys, & Hobbies	228	5,656	14,300
Personal Items	911	20,508	51,918
<b>Total Food and Alcohol</b>	<b>\$3,477</b>	<b>\$74,735</b>	<b>\$184,265</b>
Food At Home	2,115	41,904	102,001
Food Away From Home	1,229	29,059	72,919
Alcoholic Beverages	133	3,772	9,345
<b>Total Household</b>	<b>\$1,849</b>	<b>\$43,466</b>	<b>\$111,352</b>
House Maintenance & Repair	426	10,057	25,557
Household Equip & Furnishings	774	17,239	44,173
Household Operations	510	12,111	30,973
Housing Costs	139	4,059	10,648

## Consumer Spending Report

### Camden Industrial Park

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2021 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$2,788</b>	<b>\$69,615</b>	<b>\$181,461</b>
Vehicle Purchases	1,187	33,036	88,795
Gasoline	987	21,174	53,154
Vehicle Expenses	57	1,391	3,360
Transportation	187	5,426	14,198
Automotive Repair & Maintenance	370	8,588	21,954
<b>Total Health Care</b>	<b>\$485</b>	<b>\$11,706</b>	<b>\$28,897</b>
Medical Services	250	6,247	15,501
Prescription Drugs	173	4,028	9,815
Medical Supplies	62	1,431	3,580
<b>Total Education/Day Care</b>	<b>\$527</b>	<b>\$13,540</b>	<b>\$35,365</b>
Education	371	9,035	23,712
Fees & Admissions	156	4,505	11,653

