

875

FLAT SHOALS ROAD SE
CONYERS, GA 30094

CONYERSVILLE





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LOCATION DESCRIPTION

- Extremely well-situated at the pin corner of one of Rockdale County's busiest intersections accessing a combined traffic count of over 55,000 VPD
- Notably high-growth, affluent sub-market - Highlighted by 2.11% projected annual growth within a mile of the Property and an Avg. HH Income of \$100,75
- Located on the east side of the Atlanta MSA - The Capitol of the Southeast, and one of the fastest growing economic engines in the country

CONYERS VILLAGE

A 43,000 SF neighborhood center in the Atlanta MSA, at the high traffic pin corner intersection of Highway 138 and Flat Shoals Road, the most prominent corner in the Conyers market. Conyers Village is a proven retail center that sits at arguably the best hard corner intersection in the Conyers retail market. The irreplaceable location is highly visible, with exceptional traffic and multiple access points. Characterized by strong, internet resistant tenants and smaller sized retail spaces, Conyers Village is positioned for excellent long-term performance. The center boasts many long-term tenants and excellent long-term occupancy.

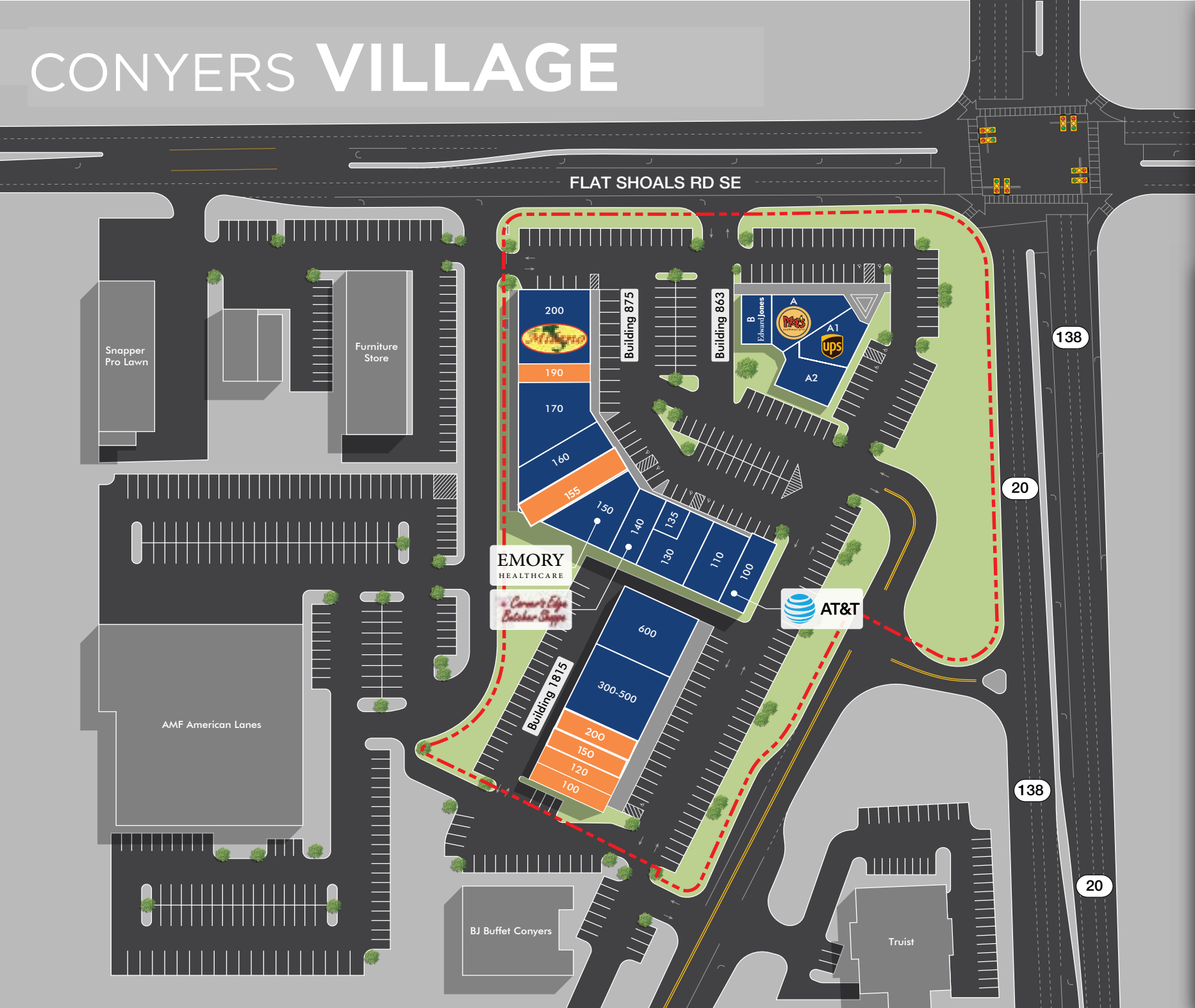
WATCH VIDEO



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CONYERS VILLAGE

A HIGHLY AMENITIZED RETAIL CENTER



Suite	Tenant	SF
863-A2	Hungry AF	1,600
863-A	Moe's Southwest	2,100
863-A1	UPS	1,200
863-B	Edward Jones	1,100
875-100	AT&T	1,290
875-110	Big Savings Appliance	2,400
875-130	Island Jerk	1,100
875-135	Conyers Nutrition	600
875-140	Corner's Edge Butcher Shoppe	1,800
875-150	Emory Rehab Outpatient Center	2,926
875-155	Vacant	1,919
875-160	Fast Signs	1,800
875-170	Lush Nail Salon	4,460
875-190	Vacant	1,095
875-200	Café Milano's	4,291
1815-100	Vacant	1,485
1815-120	Vacant	1,175
1815-150	Vacant	1,400
1815-200	Vacant	1,400
1815-300	Ase'	1,505
1815-500	Cotton's Bag-O-Wings	2,800
1815-600	HMS Educational Services, Inc.	3,850

PROPERTY PHOTOS

Suite 190
1,095 SF
Vacant



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5

PROPERTY PHOTOS

Suite 100
1,485 SF
Vacant

Suite 120
1,175 SF
Vacant

Suite 150
1,400 SF
Vacant

Suite 200
1,400 SF
Vacant



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AERIAL RETAILERS

Conyers

Rockdale County High School

Milstead Crossing Publix CVS pharmacy

Conyers Crossing Hobby Lobby Burlington

Salem Gate Market Academy NORTHERN

Conyers Plaza I & II Walmart JO-ANN Party City Office Depot PETSMART

Hillphoenix

Conyers Exchange Conyers Square Kroger

SITE: Conyers Village

Lowe's The Village at Millers Chapel Publix

Conyers Commons TARGET ROSS Dress for Less bealls OUTLET pop shelf

Hunting Creek Plaza BIG LOTS DOLLAR TREE

Rockdale Square HARBOR FREIGHT TOOLS

Conyers Crossroads belk KOHL'S Michaels AMC THEATRES TJ-MAXX OLD NAVY SHOE CARNIVAL five BELOW BEST BUY BJ's

Conyers Village Aaron's Planet Fitness

LA FITNESS

Ford

Gsf

Acuity Brands

Rockdale Medical Center

120,000 AADT

44,300 AADT

17,000 AADT

Downtown Atlanta 25 Miles

20

138

162

HWY 138 SE

278

7

NEARBY RETAILERS



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FOR MORE INFORMATION, PLEASE CONTACT US

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