

**12,000 SF**

# 1240 SIGMAN ROAD

**VALUE-ADD RETAIL STRIP CENTER**

**FAITH PLAZA | CONYERS, GA**

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# FAITH PLAZA

## PRIME OPPORTUNITY

Faith Plaza presents a compelling opportunity to acquire a well-located 12,000 square foot neighborhood retail strip center positioned along one of Conyers' primary commercial corridors. The property benefits from excellent visibility, strong surrounding retail activity, and convenient access to Interstate 20, making it an attractive long-term investment with significant upside through lease rollover and rental rate growth.

The center is currently 90% occupied with a diverse mix of local and service-oriented tenants that provide stable in-place cash flow while maintaining meaningful value-add upside. A majority of the in-place rents are below market, and a portion of the space is currently owner-occupied, further supporting future income growth potential. Two of the tenant leases include three-year renewal options, with one currently at below-market rent. The remaining paying tenant leases roll within the next 12–24 months, providing a clear opportunity

for new ownership to increase rental rates and drive NOI through proactive renewals, market-to-market adjustments where applicable, and strategic re-leasing.

Constructed in 2008, the property has been well maintained with a solid roof and functional HVAC systems. There are significant opportunities for strategic, value enhancing capital improvements that can further support tenant retention and leasing momentum. The center currently does not feature monument signage along Sigman Road NW, which creates a meaningful and highly visible value-add opportunity. The addition of a professionally designed monument sign along this high-traffic commercial corridor would materially enhance street presence, tenant visibility, and overall curb appeal, ultimately supporting stronger leasing activity and the ability to achieve higher market rents. The parking lot offers an additional cosmetic upside through resealing and restriping to further

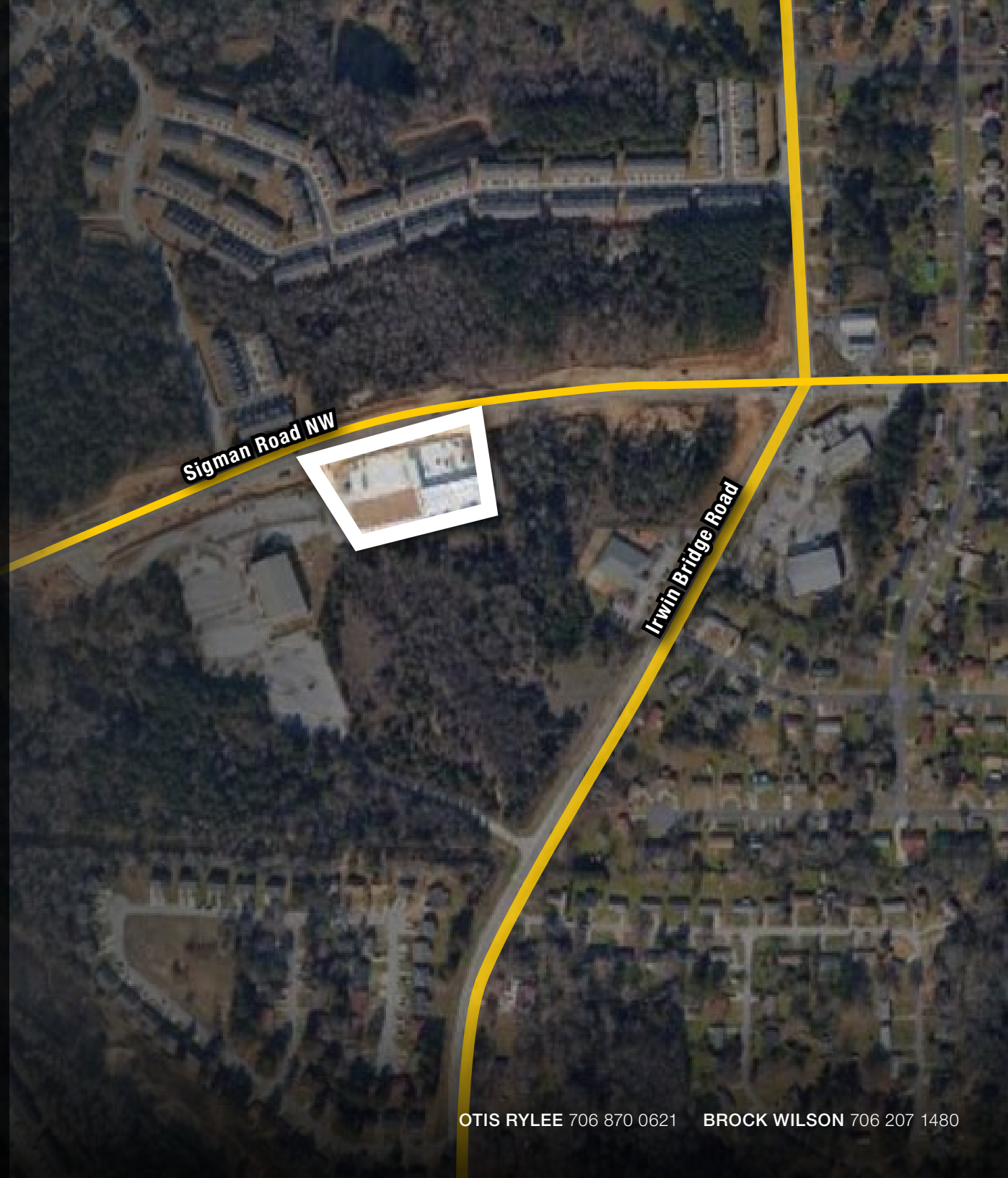
improve the asset's presentation and long-term competitiveness.

The asset is currently operating below market income levels, positioning it as a true value-add investment rather than a fully stabilized strip center. As leases roll and rental rates are adjusted toward market levels, ownership has a clear path to materially increase NOI over a 24–36 month hold period without requiring major structural redevelopment.

Strategically located along the established Sigman Road retail corridor in Rockdale County, Faith Plaza offers strong real estate fundamentals, durable tenancy demand, and long-term appreciation potential. Faith Plaza is ideally suited for value-add investors, private capital, and 1031 exchange buyers seeking a suburban Atlanta retail asset with immediate income and significant upside through proactive leasing and asset management.

# INVESTMENT HIGHLIGHTS

- 12,000 SF Neighborhood Retail Strip Center
- Offered at \$1,395,000
- 90% Occupied
- Below-Market In-Place Rents
- Lease Rollover Creating Mark-to-Market Opportunity
- 2008 Construction – Well Maintained Asset
- Public Water & Sewer Service
- High Visibility Along Sigman Road Corridor
- Monument Signage Value-Add Opportunity
- Vacant and Owner-Occupied Suite with Immediate Lease-Up Potential



THE MALL AT  
STONECREST

Walmart

WAFFLE  
HOUSE

DOLLAR  
GENERAL

Mammy's  
KITCHEN

LONGHORN  
STEAKHOUSE

LOWE'S

TARGET

1240 SIGMAN ROAD

PINE STREET  
ELEMENTARY SCHOOL

CONYERS MIDDLE SCHOOL

CONYERS  
KITCHEN

DQ Domino's

CONYERS

Walmart

138

Publix  
ZAXBY'S  
WENDY'S  
TACO BELL  
CVS pharmacy  
SUBWAY  
CORUM

Piedmont  
ROCKFORD

138

BJ'S

162



# FAITH PLAZA INCOME PROFILE

The tenant mix consists of a diverse roster of local and service-oriented users including wellness, fitness, personal care, and professional service tenants. The property includes one vacant suite and a portion of space operating under non-traditional or non-rent paying occupancy structures, which creates immediate and measurable income upside.

Current tenancy provides stable in-place revenue while preserving significant mark-to-market potential as leases roll and ownership transitions the asset to market-rate structures. Several tenant leases expire within the next 12–24+ months, offering a clearly executable path to rental rate normalization and NOI growth.

TENANT	UNIT NUMBER	SQUARE FOOTAGE	LEASE EXPIRATION
The Healthy Sisters, LLC	100	1,440	4/1/2028
Fastest Labs of Conyers	101	960	4/15/2027
K and C Barber & Style Shop LLC	102	1,200	3/7/2027
GRUV Wellness Clinic, LLC	103	1,200	3/7/2026
Sankofa	104	1,200	3/7/2027
Vacant	105	1,200	Vacant
Sankofa	106	1,200	3/7/2027
On Common Ground News*	107	1,200	No Lease
Voices of Faith Food Pantry**	108	960	No Lease
Doing Me Fitness LLC	109	1,440	3/1/2028
<b>Total</b>	-	<b>12,000</b>	-

\*On Common Ground News has a barter agreement with Voices of Faith (rent in exchange for advertisement).

\*\*Voices of Faith Food Pantry is an outreach extension of Voices of Faith Ministries and currently does not incur rental fees.



# EXCELLENT ACCESS AND LOCATION



**NAI** Brannen Goddard

1240 SIGMAN ROAD



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CLEAN AND  
WELL-MAINTAINED



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# PROPERTY TAX CARD

## Summary

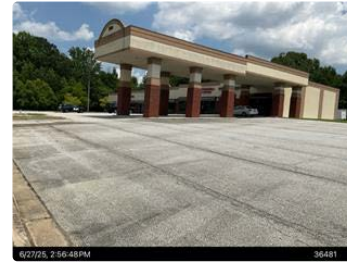
**Parcel Number** 0410010250  
**Location Address** 1240 NW SIGMAN RD  
**Legal Description** W/SIDE IRWIN BRIDGE - PT TR3  
(Note: Not to be used on legal documents)  
**Class** C4-Commercial  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** BG/OI  
**Tax District** CITY (District 02)  
**Millage Rate** 13.834  
**Acres** 2.63  
**Homestead Exemption** No (S0)  
**Landlot/District** 274 / 16  
**Water** Public  
**Sewer** Septic Tank  
**Electric** Electricity  
**Gas** Gas  
**Topography** Rolling  
**Drainage** Good  
**Road Class** County  
**Parcel Road Access** Paved



## Valuation

	2025	2024	2023	2022	2021
Previous Value	\$884,700	\$884,700	\$680,000	\$680,000	\$680,000
Land Value	\$84,100	\$84,100	\$89,600	\$89,600	\$89,600
+ Improvement Value	\$800,600	\$800,600	\$800,600	\$590,400	\$590,400
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
<b>Current Value</b>	<b>\$884,700</b>	<b>\$884,700</b>	<b>\$890,200</b>	<b>\$680,000</b>	<b>\$680,000</b>

## Photos



## Owner

**VOICES OF FAITH MINISTRIES INC**  
 2500 ROCKBRIDGE RD SW  
 STONE MOUNTAIN, GA 30087

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	T2074- AC	Acres	114,563	0	0	2.63	1

## Commercial Improvement Information

**Description** 13Retail Stores-DP  
**Value** \$800,600  
**Actual Year Built** 2008  
**Effective Year Built** 2008  
**Square Feet** 12000  
**Wall Height** 16  
**Wall Frames** Steel  
**Exterior Wall** 60% Stucco  
 40% Enamel Steel  
**Roof Cover** Enamel Steel  
**Interior Walls** Sheetrock  
**Floor Construction** Concrete On Ground  
**Floor Finish**  
**Ceiling Finish** Acoustical Tile  
**Lighting** Recessed F.F.  
**Heating** Package A C Short Ductwork  
**Number of Buildings** 1

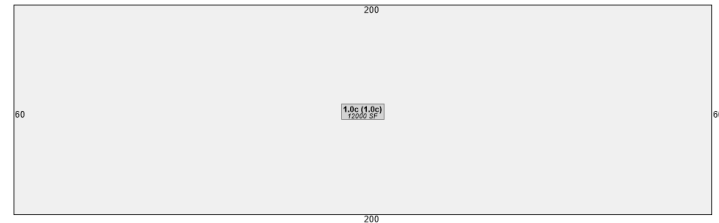
## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
STORMWATER FEE	2016	1x1 / 0	56086	\$0

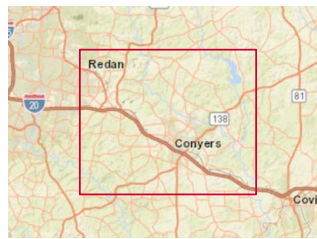
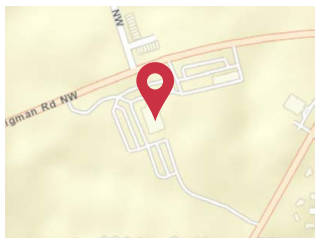
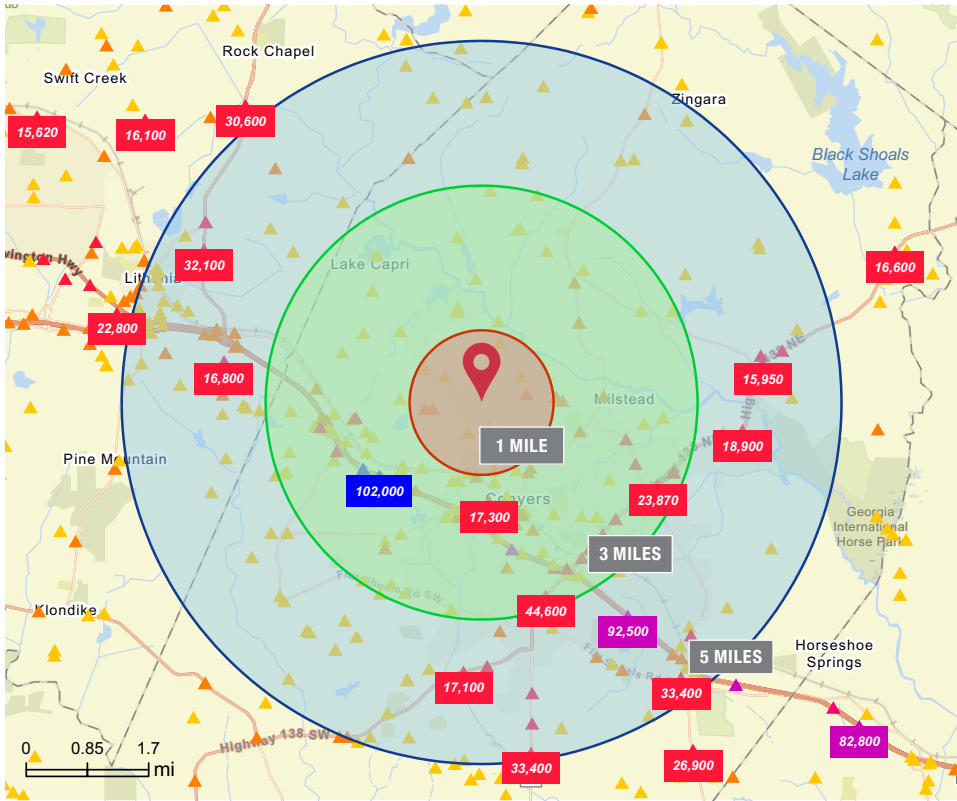
## Permits

Permit Date	Permit Number	Type	Description
12/07/2023	BP2023	COMMERCIAL BLDG	
08/23/2022	BP2022-290	RENOVATIONS	
01/23/2018	BP2018-7	OFFICE	

## Sketches



# AREA DEMOGRAPHICS



Census 2020 Summary	1 mile	3 miles	5 miles
Population	5,734	29,076	69,802
Households	2,020	10,419	25,454
Average Household Size	2.82	2.71	2.71

2025 Summary	1 mile	3 miles	5 miles
Population	5,704	30,576	74,906
Households	2,047	11,037	27,578
Families	1,397	7,187	18,256
Average Household Size	2.77	2.70	2.68
Owner Occupied Housing Units	1,089	6,204	16,819
Renter Occupied Housing Units	958	4,833	10,759
Median Age	33.6	36.9	38.0
Median Household Income	\$64,856	\$63,161	\$72,506
Average Household Income	\$80,350	\$85,360	\$93,541

2030 Summary	1 mile	3 miles	5 miles
Population	5,705	32,137	78,933
Households	2,068	11,658	29,262
Families	1,400	7,538	19,153
Average Household Size	2.74	2.69	2.67
Owner Occupied Housing Units	1,151	6,997	18,365
Renter Occupied Housing Units	918	4,661	10,897
Median Age	35.0	38.2	38.9
Median Household Income	\$70,929	\$71,330	\$82,110
Average Household Income	\$87,432	\$95,182	\$103,792

Trends: 2025-2030 Annual Rate	1 mile	3 miles	5 miles
Population	0.00%	1.00%	1.05%
Households	0.20%	1.10%	1.19%
Families	0.04%	0.96%	0.96%
Owner Households	1.11%	2.43%	1.77%
Median Household Income	1.81%	2.46%	2.52%

Source: ESRI 2026

# LOCATION CONYERS, GA

Conyers is a thriving and bustling community with much to offer and has great prospects for economic development in all its forms, from industrial to commercial, institutional to retail, and residential.

One of the community's key strengths is its abundance of ideas and talent. Conyers Rockdale attracts and retains highly educated individuals who bring fresh perspectives and

innovative thinking. Additionally, the community offers physical and cultural amenities that make it a desirable place to live, work, and play. It is economically diverse and financially stable.

The community's ability to learn and adapt is another significant advantage. Local organizations and individuals embrace change and actively seek new opportunities to promote economic growth. Strong partnerships among

businesses, government, and nonprofit sectors are a priority, with a clear understanding that collaboration is essential to success.

Economic vitality is at the heart of the community's mission. Investors will find a business-friendly environment conducive to growth and expansion.



# RETAIL SUBMARKET LITHONIA/CONYERS

The Lithonia/Conyers retail submarket has a vacancy rate of 5.6% as of the first quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 1.0%, a result of 51,000 SF of net delivered space and -93,000 SF of net absorption.

Lithonia/Conyers's vacancy rate of 5.6% compares to the submarket's five-year average of 4.8% and the 10-year average of 6.2%. Overall submarket vacancy is forecast to end 2026 at 5.9%.

Among the retail subtypes, neighborhood center vacancy stands at 8.3%, power center vacancy is 6.4%, strip center vacancy is 4.0%, mall vacancy is 13.8%, and general retail vacancy is 2.7%. The

Lithonia/Conyers retail submarket has roughly 830,000 SF of space listed as available, for an availability rate of 5.6%.

As of the first quarter of 2026, there is 49,000 SF of retail space under construction in Lithonia/Conyers. In comparison, the submarket has averaged 68,000 SF of under construction inventory over the past 10 years.

The Lithonia/Conyers retail submarket contains roughly 14.6 million SF of inventory. The submarket has approximately 4.0 million SF of neighborhood center inventory, 1.6 million SF of power center inventory, 940,000 SF of strip center inventory, 1.2 million SF of mall inventory, and 6.9 million SF of general retail.

Market rents in Lithonia/Conyers are \$19.20/SF. Rents have changed by 3.4% year-over-year in Lithonia/Conyers, compared to a change of 4.9% across Atlanta as a whole. Market rents have changed by 3.1% in neighborhood center properties year over year, 3.1% in power center properties, 3.1% in strip center properties, 4.2% in mall properties, and 3.5% in general retail properties. Annual rent growth of 3.4% in Lithonia/Conyers compares to the submarket's five-year average of 5.2% and its 10-year average of 4.1%. Overall annual rent growth in the Lithonia/Conyers retail submarket is forecast to end 2026 at 3.9% compared to the Atlanta average of 4.3%.

## KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	1,207,289	13.8%	\$21.32	6.0%	0	0	0
Power Center	1,557,160	6.4%	\$20.53	6.4%	6,023	0	0
Neighborhood Center	3,982,089	8.3%	\$18.62	10.1%	(74,901)	0	3,300
Strip Center	939,934	4.0%	\$19.37	4.3%	(1,380)	0	0
General Retail	6,881,412	2.7%	\$18.85	3.0%	6,316	0	45,345
Other	0	-	-	-	0	0	0
<b>Submarket</b>	<b>14,567,884</b>	<b>5.6%</b>	<b>\$19.20</b>	<b>5.6%</b>	<b>(63,942)</b>	<b>0</b>	<b>48,645</b>

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.0% (YOY)	6.4%	6.0%	9.8%	2011 Q3	2.1%	2001 Q2
Net Absorption SF	(93K)	240,452	(28,893)	1,544,782	2001 Q4	(365,436)	2019 Q4
Deliveries SF	55.6K	285,202	36,801	1,645,888	2002 Q1	15,340	2025 Q2
Market Asking Rent Growth	3.4%	1.7%	3.3%	6.5%	2022 Q2	-5.5%	2010 Q1
Sales Volume	\$102M	\$66.7M	N/A	\$276.8M	2022 Q3	\$0	2001 Q3

Source: CoStar 2026





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