

GREEN STREET CENTER

1035 Green Street SE | Conyers, GA 30012

**\$3,150,000**

LIST PRICE

7.90%

PRO FORMA CAP

14,872 SF

BUILDING SIZE

100%

LEASED

\$211.81

PRICE / SF

INVESTMENT HIGHLIGHTS

- **100% leased** — 4 tenants across 6 suites, no lease-up risk
- **Anchor on NNN lease** across ±82% of GLA (recovers tax, ins. & CAM)
- **2.5% annual escalations** on all four leases — built-in NOI growth
- **2026 pro forma NOI \$248,823** = 7.90% cap; 7.33% on 2025 actuals
- One block from the **Rockdale County Courthouse** & Olde Town Conyers
- **Direct I-20 access (1 mi)** — 28 mi to Downtown Atlanta
- **3.9-acre site**, single-story, ±51 surface parking spaces
- Below-market in-place rents (±\$18.92/SF) — rollover upside
- Ideal **1031 exchange**, private investor, or syndication asset

2025 Actual NOI **\$230,753**2026 Pro Forma NOI **\$248,823**Weighted Avg In-Place Rent **\$18.92 / SF****Pro Forma Cap Rate 7.90%**

PROPERTY FACTS

Building Size	14,872 SF
Lot Size	3.9 Acres
Suites / Tenants	6 / 4
Occupancy	100%
Year Built / Reno	1985 / 2005
Construction	Single-story stucco
Parking	±51 spaces
Zoning	MXD – Mixed Use
Property Type	Retail / Office
County	Rockdale
Lease Structure	NNN anchor + mod. gross



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