

3448 GA - 138

CONYERS, GA 30013

FOR SALE
0.4 ACRE LOT



***APPROX PROPERTY LINE

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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

SwartzCo Commercial Real Estate is pleased to be the exclusive broker for the sale of 3448 GA-138, Conyers, GA 30013. This 0.4-acre corner lot is ideally positioned along one of Conyers' busiest thoroughfares, with daily traffic counts reaching approximately 18,750 vehicles - offering excellent visibility and exposure for any commercial use. The lot is level, making it easy to develop, and it includes an existing structure on site that can potentially be renovated or repurposed depending on the buyer's needs.

Located at the intersection of GA-138 and Old 138, this property benefits from strong access and frontage, making it an attractive option for a variety of uses. Surrounded by a mix of residential neighborhoods, national retailers, and local businesses, the site is in a high-demand trade area with steady consumer activity.

With a competitive list price of \$150,000.00, this offering presents a compelling opportunity for commercial real estate investors, developers, or owner-users seeking a high-visibility location with strong long-term growth potential.

For further details or inquiries, please reach out to Jonah Siegel.

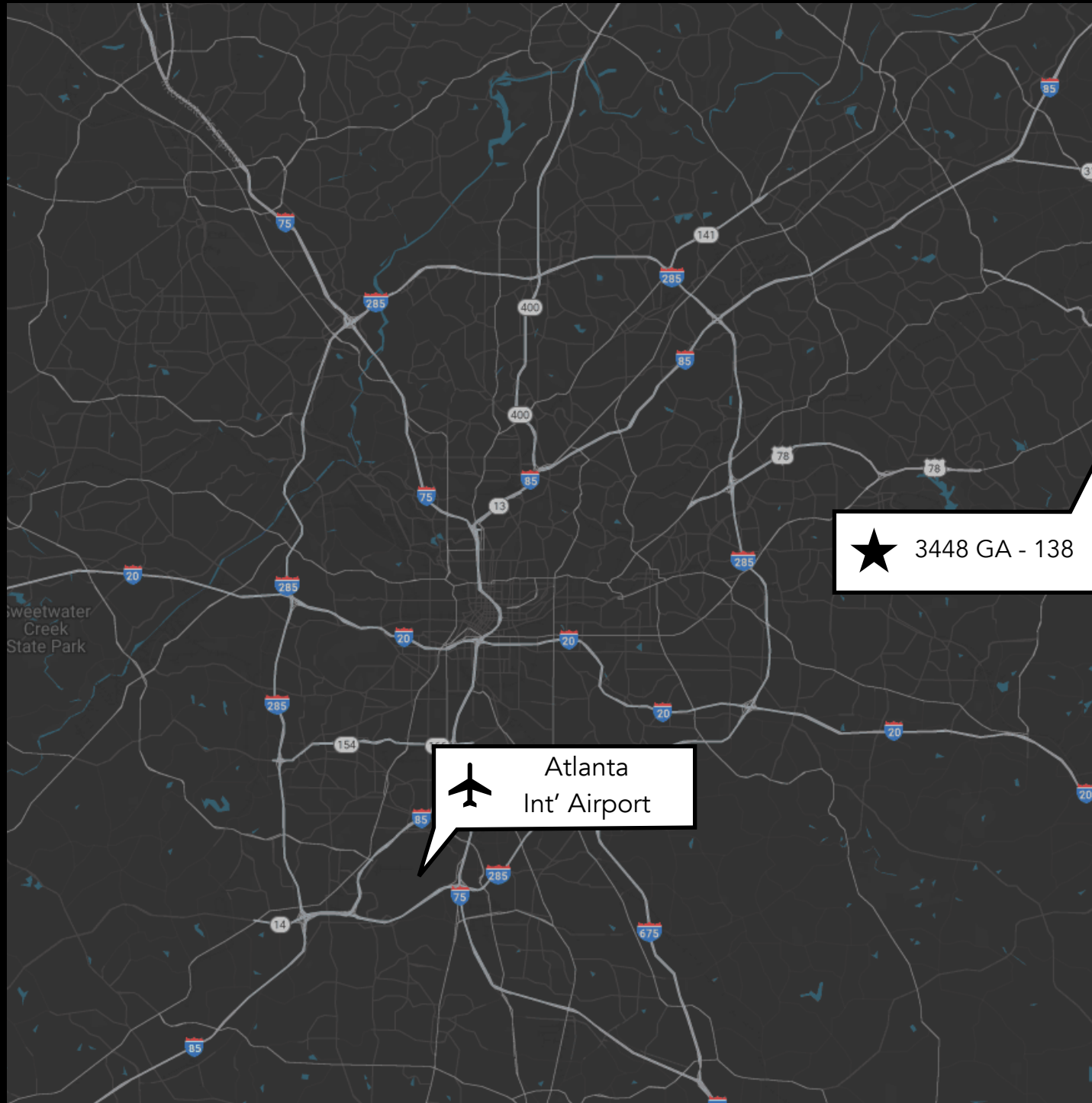
HIGHLIGHTS

- 0.4 Acre
- Level Lot
- Zoned Commercial
- \$150,000.00
- 18,750 Vehicles Per Day
- Corner Lot

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: CONYERS

Conyers, GA, located just 25 miles east of downtown Atlanta, is a growing suburban market known for its business-friendly environment and strategic access to major transportation routes, including I-20. As the only city in Rockdale County, Conyers serves as a central commercial hub for the surrounding area, with a mix of national retailers, medical facilities, industrial parks, and residential developments. Its expanding population, consistent traffic flow, and proximity to metro Atlanta make it an attractive destination for commercial real estate investors seeking stable returns and long-term growth.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	11.500	65.600	131.100
Tot. Households	9.238	52.500	103.400
Avg. Household Income	\$66.400	\$72.100	\$71.300

// BROKER PROFILES



Jonah Siegel

Commercial Associate

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From Atlanta, GA, Jonah Siegel is a seasoned professional excelling in commercial real estate. Since entering the real estate arena in 2019, he has demonstrated a remarkable aptitude for guiding clients through the intricacies of commercial real estate transactions. Jonah's expertise spans all aspects of the industry, making him a valuable resource for individuals seeking comprehensive assistance. With a keen focus on the North Georgia market, he provides localized insights, further enhancing the quality of his services. In just a few short years, Jonah Siegel has carved a niche for himself, earning a reputation as a trusted advisor in the dynamic realm of commercial real estate.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.connection therewith.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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