

FOR SALE 5,850 SF+- 100% AC FREESTANDING WAREHOUSE ON 0.39 AC+- \ CONYERS I-20 EAST



1040 IRWIN BRIDGE RD  
CONYERS, GA 30012

**Crye-Leike Commercial**

2020 Howell Mill Rd, Suite D180

Atlanta, GA 30318

Office: 770-209-1700



[mattlevin.crye-leike.com](http://mattlevin.crye-leike.com)



**Matt Levin, CCIM**

Mobile: 678-467-9658

[matt.levin@crye-leike.com](mailto:matt.levin@crye-leike.com)

License #: GA 119351



## LOCATION



## PROPERTY SUMMARY

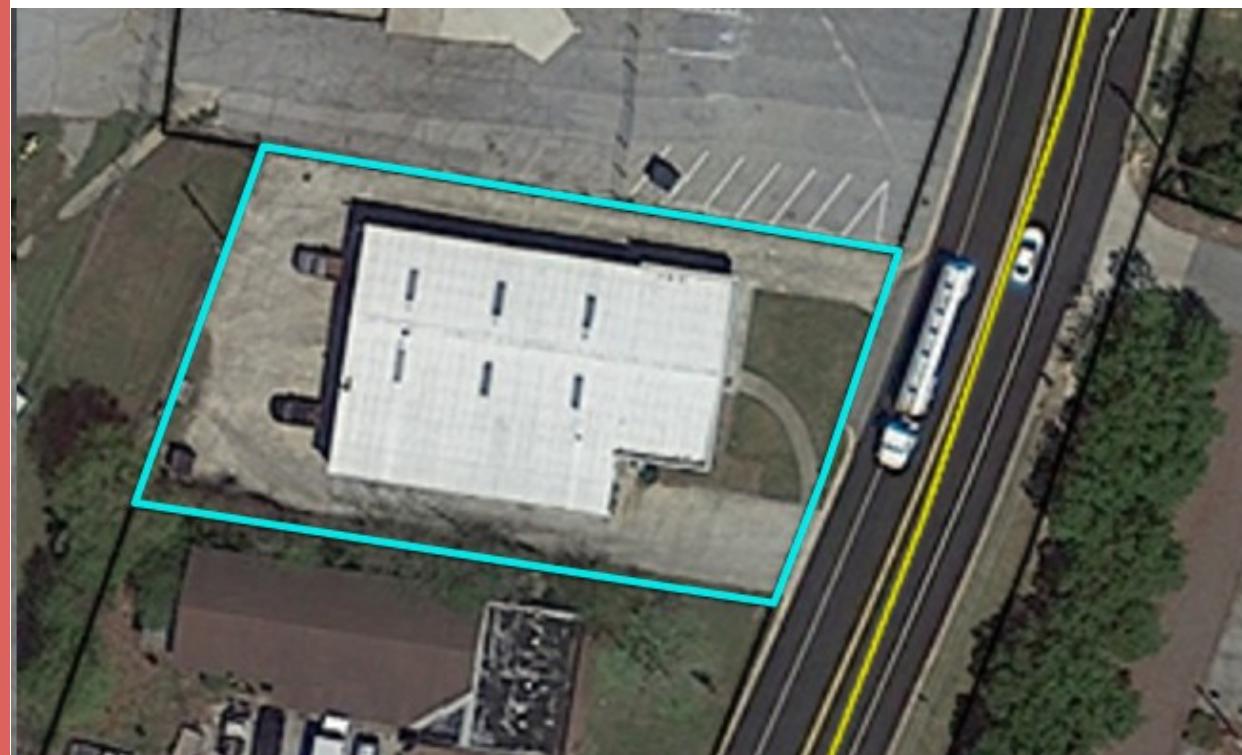
PRICE:	\$819,000
SQ FT	5,850 +-
PARCEL	0.39+- Acres
DOCK HIGH DOORS	8'x8' + 8'w x 10'h
CLEAR HEIGHT	12' to 14'
OFFCE SQ FT	4,850+-
WAREHOUSE SQ FT	1,000+-

## DESCRIPTION

For sale in Conyers is a freestanding 5,850 SF+ 100% AC office warehouse comprised of 4,850 SF+- office with dropped ceiling work area, and 1,000 SF+-12' to 14' clear height, column free warehouse with 2 dock high doors (8'x8' + 8'w x 10'h) on 0.39 acres zoned industrial.

The AC units were installed in the last two years. The heavy office partitioning may be demolished to create more warehouse functionality. The front-loading dock door accommodates tractor trailers.

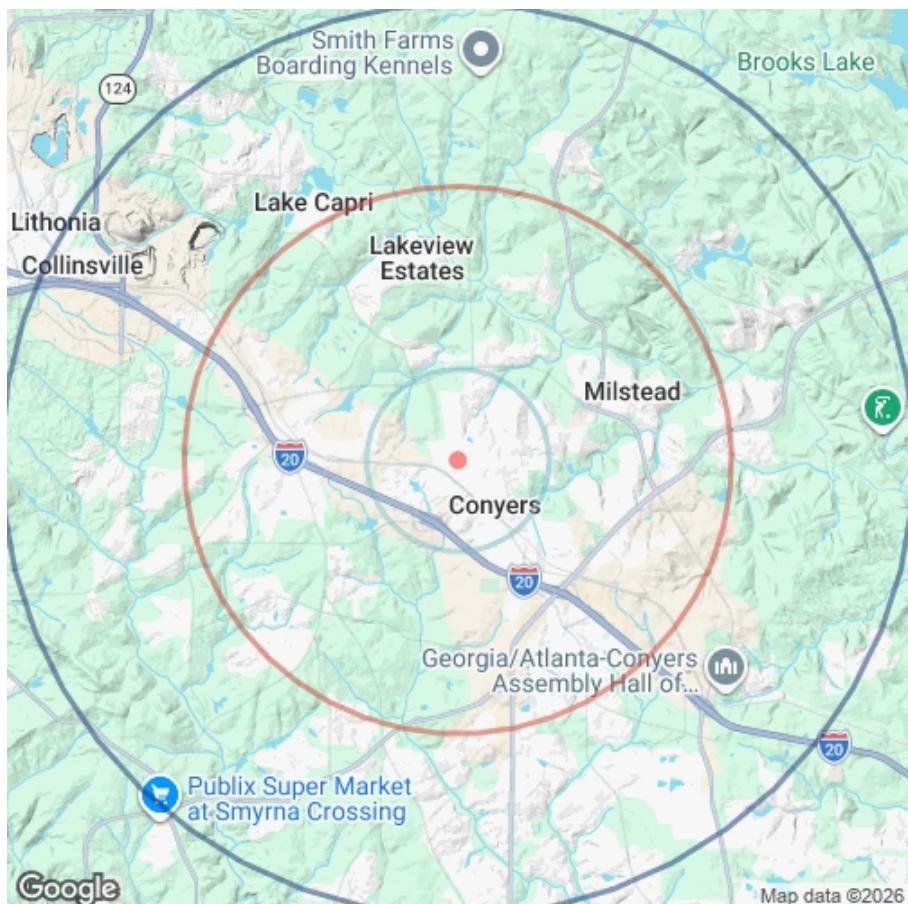
The location in Conyers is 1.3 miles from the I-20 exit 80 \ West Avenue.





## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,516	24,187	50,528
2010 Population	5,489	29,071	68,484
2025 Population	6,006	33,515	81,714
2030 Population	6,039	35,312	85,293
2025-2030 Growth Rate	0.11 %	1.05 %	0.86 %
2025 Daytime Population	8,631	49,287	89,125



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	213	1,345	2,713
\$15000-24999	115	689	1,421
\$25000-34999	333	1,313	2,725
\$35000-49999	241	1,490	2,738
\$50000-74999	583	2,358	4,998
\$75000-99999	244	1,489	3,752
\$100000-149999	225	1,956	5,799
\$150000-199999	184	975	3,427
\$200000 or greater	128	627	2,268
Median HH Income	\$ 57,539	\$ 62,842	\$ 76,661
Average HH Income	\$ 75,766	\$ 82,961	\$ 97,231

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,046	8,312	17,486
2010 Total Households	2,060	10,295	24,641
2025 Total Households	2,265	12,243	29,842
2030 Total Households	2,302	12,984	31,390
2025 Average Household Size	2.56	2.67	2.71
2025 Owner Occupied Housing	1,000	6,524	18,498
2030 Owner Occupied Housing	1,093	7,338	19,994
2025 Renter Occupied Housing	1,265	5,719	11,344
2030 Renter Occupied Housing	1,209	5,645	11,397
2025 Vacant Housing	248	1,183	2,096
2025 Total Housing	2,513	13,426	31,938

## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CRYE-LEIKE COMMERCIAL and it should not be made available to any other person or entity without the written consent of CRYE-LEIKE COMMERCIAL.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE CRYE-LEIKE COMMERCIAL ADVISOR FOR MORE DETAILS.**

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