

MILSTEAD CROSSING

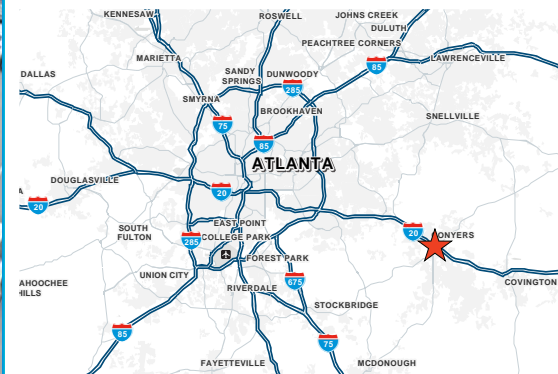
1573 GA Hwy 20, Conyers, GA 30012



BTS OR GROUND LEASE
PRIME INLINE AND ENDCAP SPACES

PROPERTY HIGHLIGHTS

- 1,100 SF inline & 1,400 SF endcap available
- 64,000 SF Publix-anchored shopping center
- Build-to-suit or ground lease opportunity - 60' x 200' area adjacent to Publix
- Located at the intersection of Sigman Road (GA Highway 20) and Milstead Avenue
- Across the street from Piedmont Hospital Rockdale, a 161-bed acute care hospital
- Less than three miles from I-20



COURTNEY BRUMBELOW

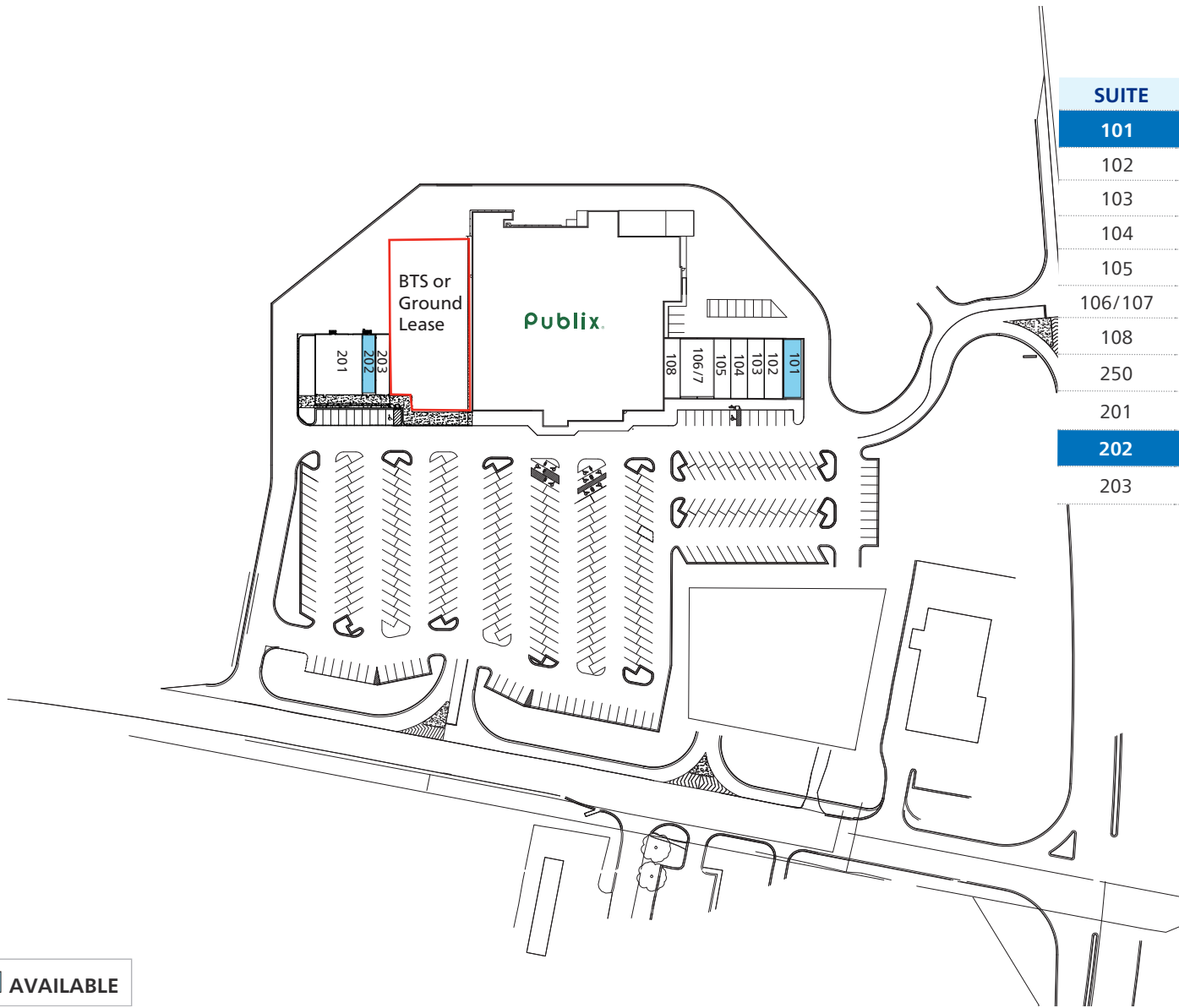
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Ackerman Retail
A DIVISION OF ACKERMAN & CO

MILSTEAD CROSSING

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SUITE	TENANT	SF
101	AVAILABLE	1,400
102	Main Moon	1,400
103	Hair Professionals	1,400
104	Wingnuts	1,400
105	Yuki Teriyaki & Sushi	1,400
106/107	Pulse Nails	2,590
108	Fabric Care	1,610
250	Publix	47,192
201	Physiotherapy Associates	3,800
202	AVAILABLE	1,100
203	H&R Block	1,100

■ AVAILABLE

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AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
POPULATION	7,705	33,281	69,461
HOUSEHOLDS	2,926	11,910	25,058
AVG HH INCOME	\$80,163	\$85,198	\$95,567

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