

# INDUSTRIAL PARK FOR SALE

**SALE PRICE: \$2,500,000**

8661 Covington Hwy Conyers, GA 30012



**SARAH OPADEYI**  
(678) 862-9610

**COLDWELL BANKER**  
**COMMERCIAL**  
**METRO BROKERS**



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# DISCLAIMER

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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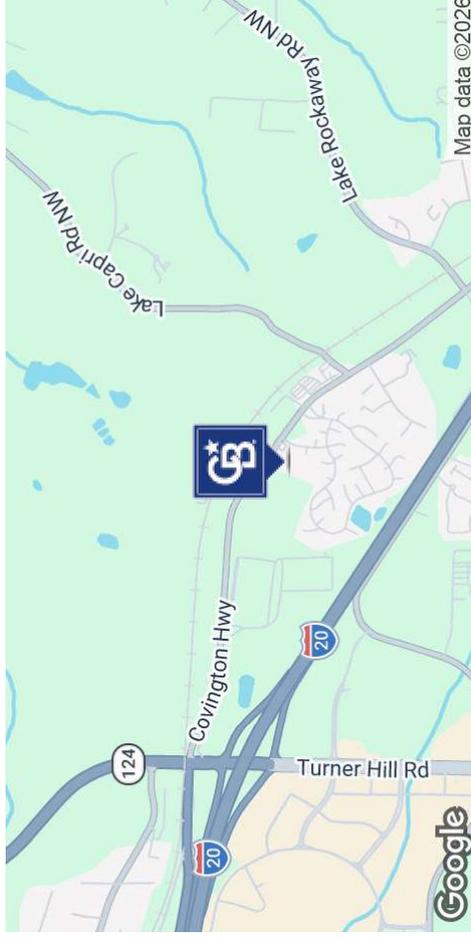
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# PROPERTY SUMMARY

**8661 COVINGTON HWY**  
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## PROPERTY HIGHLIGHTS

- 21,225 SF office building
- 12 units providing diversification
- Built in 1989 for modern functionality
- Zoned MI for versatile use
- Located in the thriving Conyers area
- Currently at 100% occupancy

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	12
Lot Size:	135,183 SF
Building Size:	21,225 SF
NOI:	\$260,280.00
Cap Rate:	10.41%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	122	258	879
Total Population	318	681	2,341

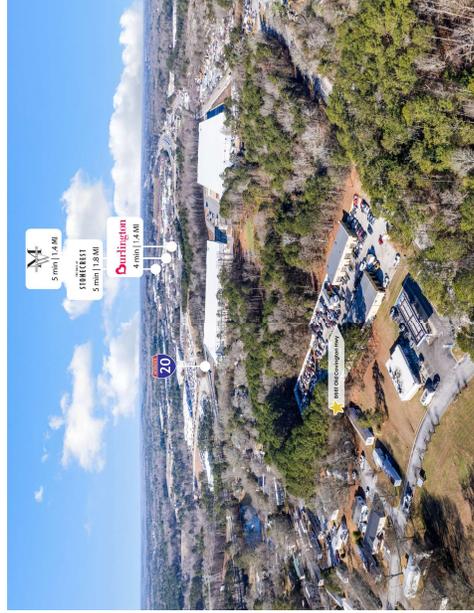
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# ADDITIONAL PHOTOS

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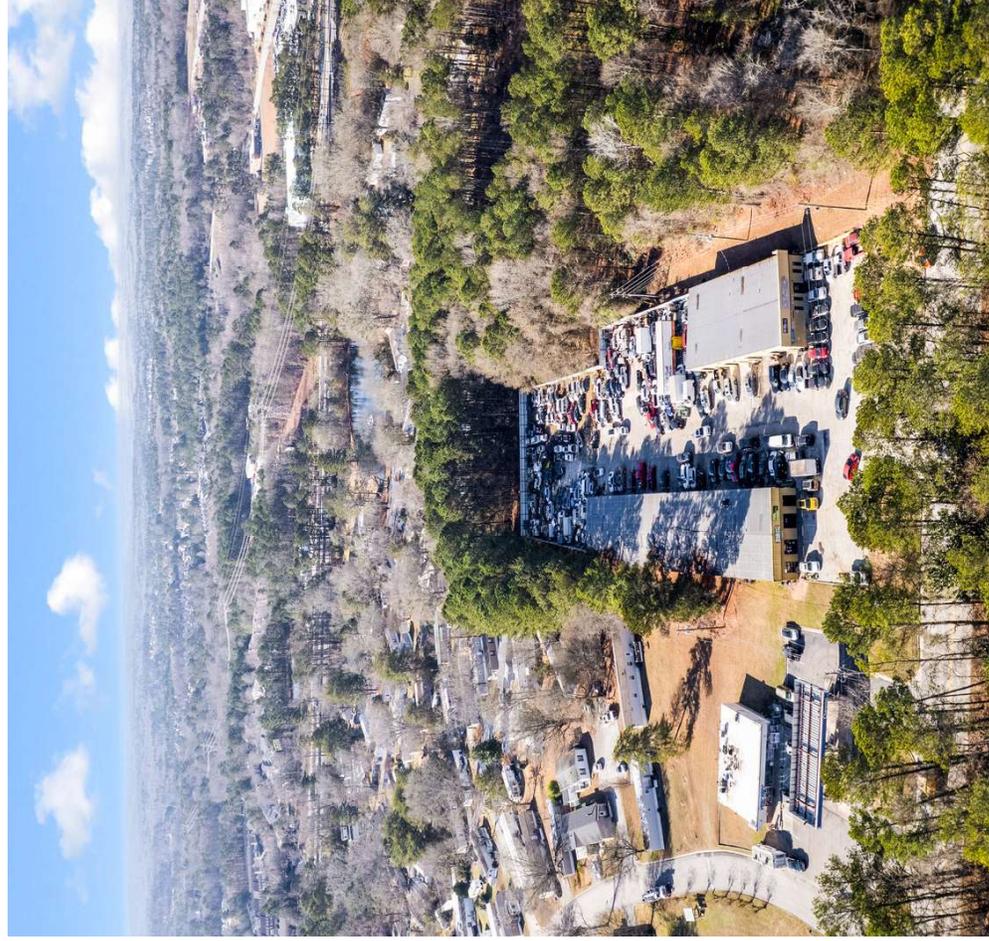
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# DESCRIPTIONS

**8661 COVINGTON HWY**  
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## **PROPERTY DESCRIPTION**

Introducing a prime investment opportunity! Situated in the thriving Conyers area, this 21,225 SF office building is a beacon of potential. Boasting 13 units and 100% occupancy, this established property, built in 1989, is a solid and lucrative addition to any portfolio. With a M zoning designation, this asset offers versatility to suit a range of business needs. Take advantage of this turnkey investment with strong potential for continued growth and success.

## **LOCATION DESCRIPTION**

Discover the vibrant community surrounding this prime Conyers location. Situated in the heart of Conyers, GA, the area boasts a perfect blend of modern amenities and historic charm. Nearby, investors will find the bustling downtown area, offering a variety of dining, retail, and entertainment options. The location also provides convenient access to major highways and public transportation, ensuring that the area is well-connected. With its close proximity to parks, recreational facilities, and cultural attractions, the area offers an appealing combination of convenience and lifestyle amenities for potential office investors.

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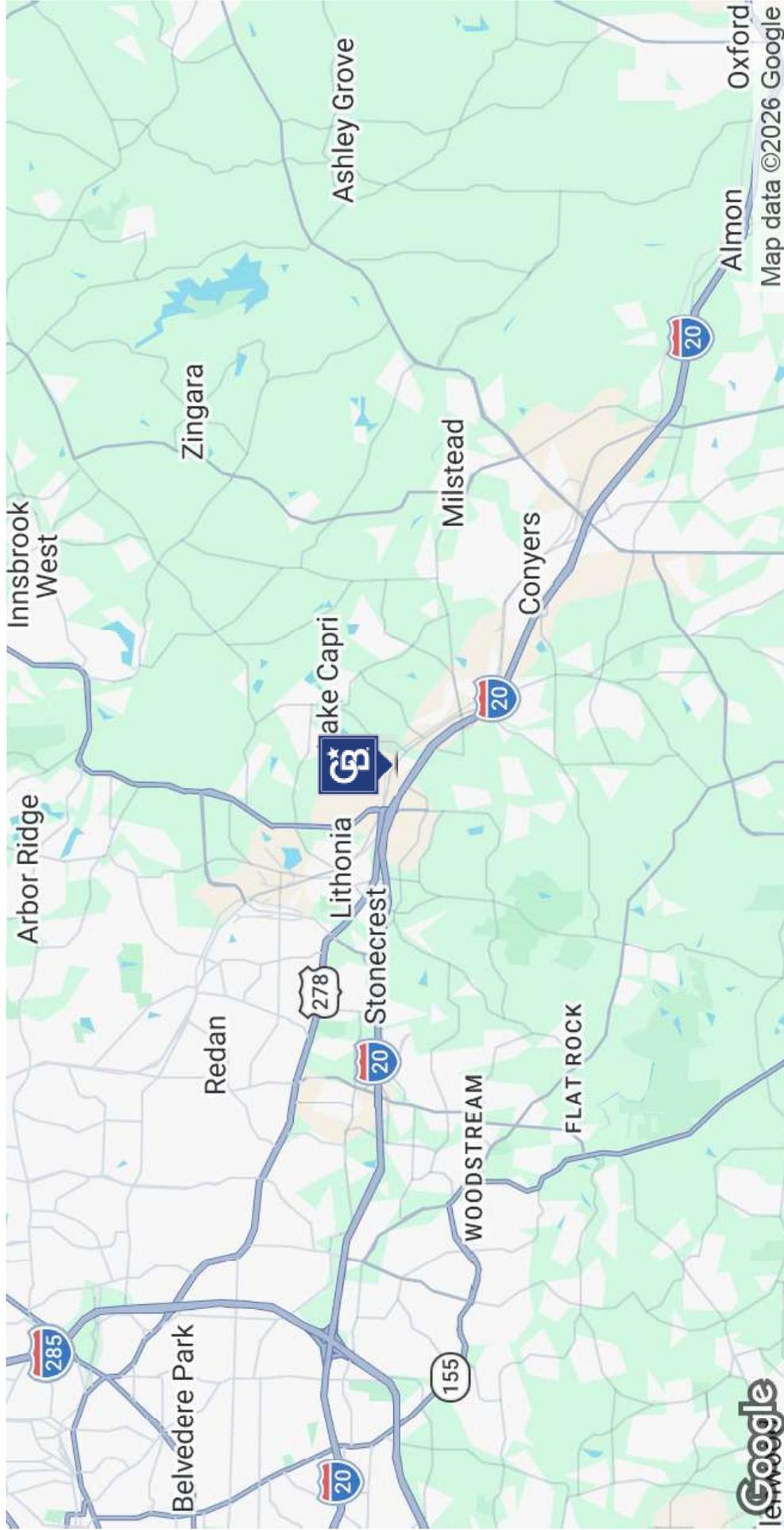


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# LOCATION MAP

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# RETAIL MAP

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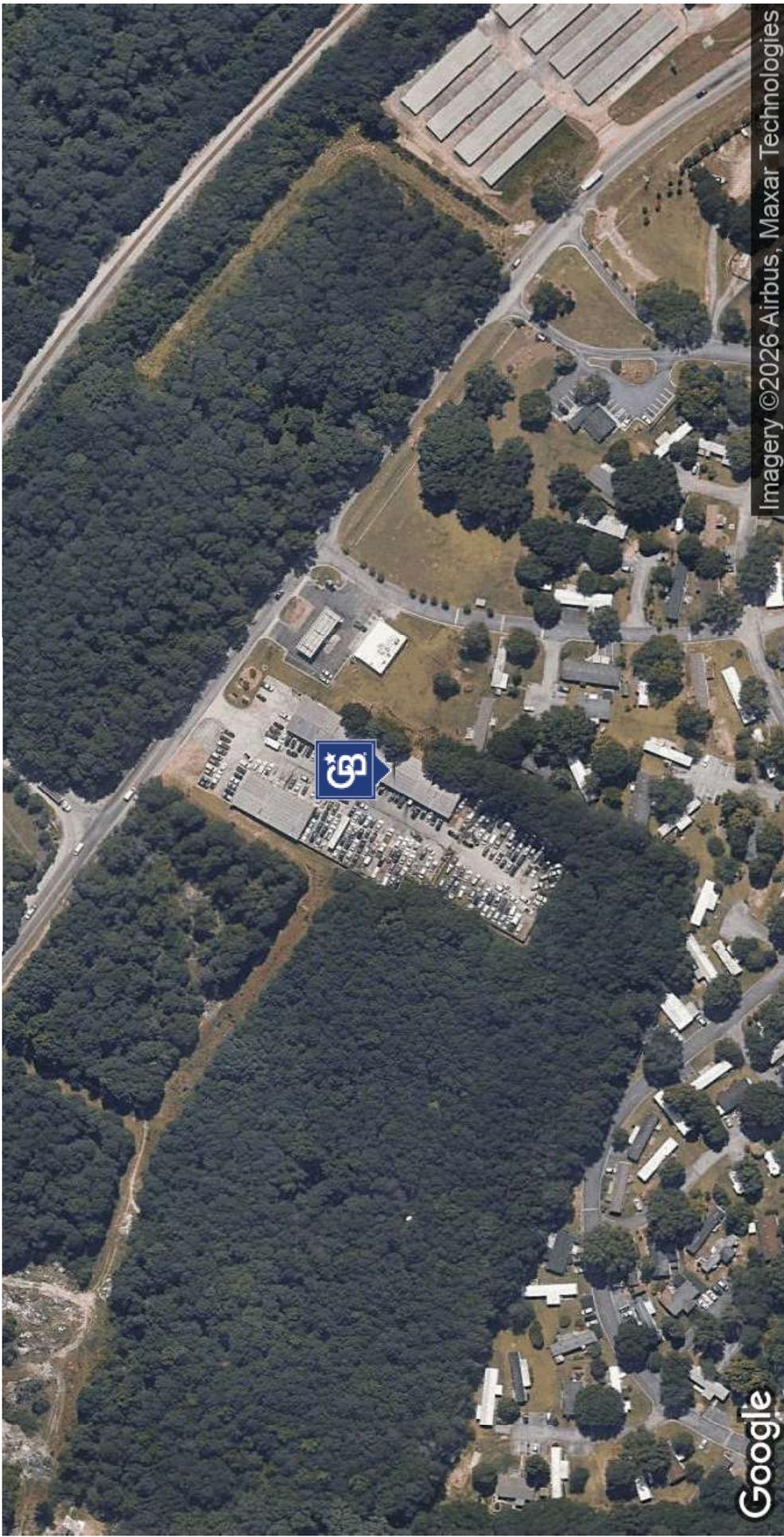
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# AERIAL VIEW

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# DEMOGRAPHICS

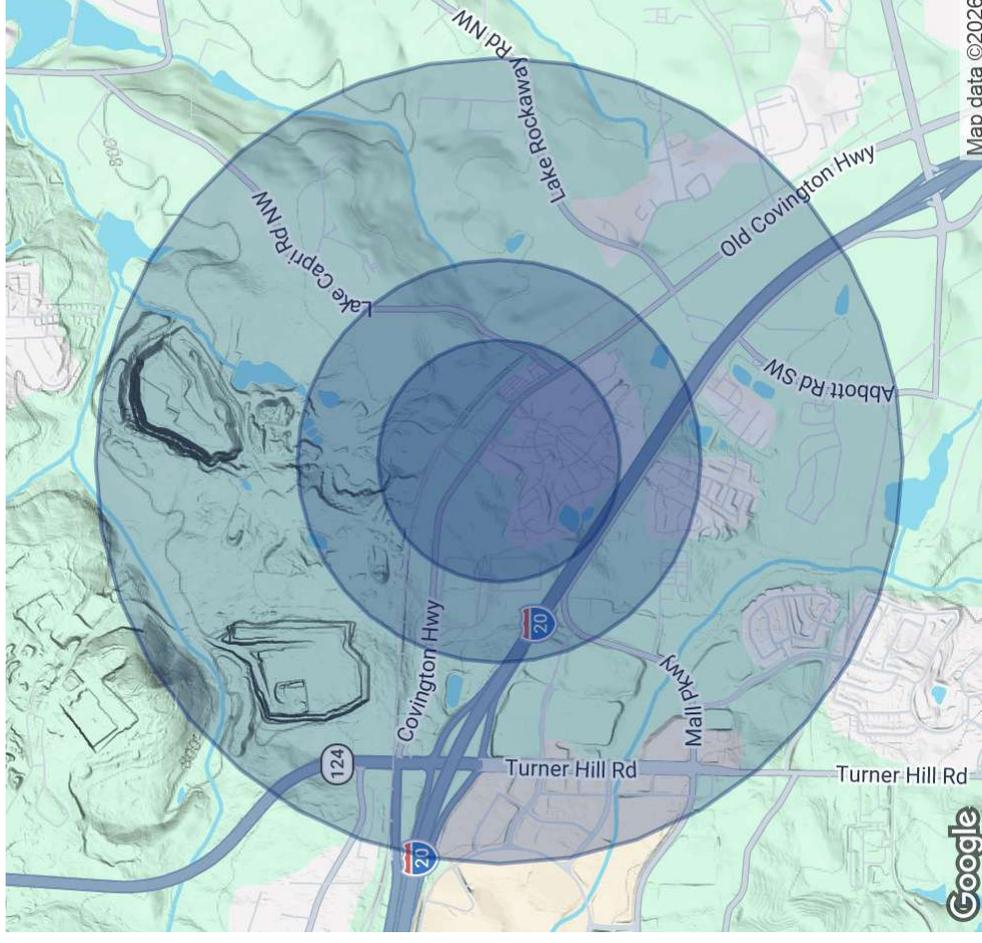
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	318	681	2,341
Average Age	38	38	38
Average Age (Male)	36	36	35
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	122	258	879
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$57,298	\$83,409	\$99,674
Average House Value	\$238,381	\$296,299	\$326,470

*Demographics data derived from AlphaMap*



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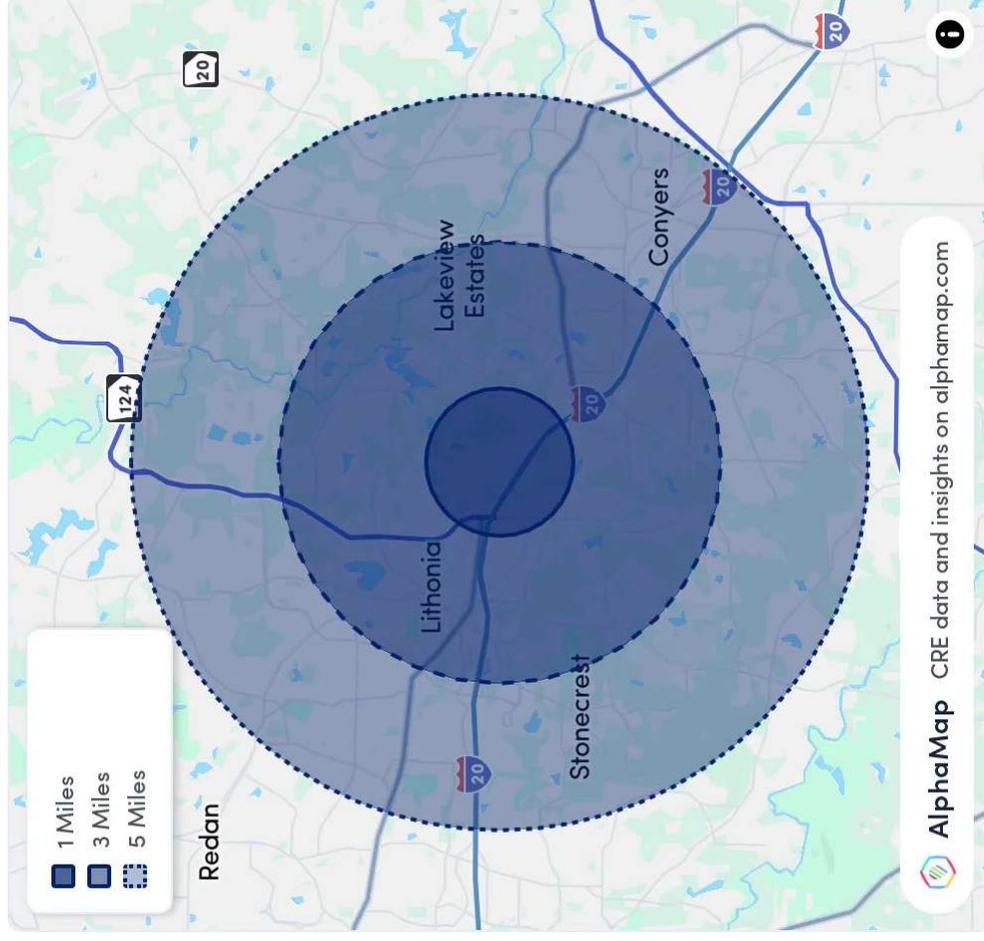
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# AREA ANALYTICS

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<b>POPULATION</b>		<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population		2,341	30,590	101,043
Average Age		38	38	38
Average Age (Male)		35	36	36
Average Age (Female)		39	39	39
<b>HOUSEHOLD &amp; INCOME</b>		<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households		879	11,650	37,455
Persons per HH		2.7	2.6	2.7
Average HH Income		\$99,674	\$91,364	\$86,154
Average House Value		\$326,470	\$252,730	\$252,021
Per Capita Income		\$36,916	\$35,140	\$31,908

Map and demographics data derived from AlphaMap



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# WHY COLDWELL BANKER COMMERCIAL

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES, 45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

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# PROFESSIONAL BIO

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**SARAH OPADEYI**

Comm Sales Associate

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