

FOR LEASE > RETAIL SPACE > ROCKDALE COUNTY



# Conyers Square

1745 HIGHWAY 138, CONYERS, GA 30013



## Overview

Conyers Square is a 90,218 ± SF Kroger-anchored shopping center located just south of I-20 in Conyers, GA.

## Available Spaces

- > 960 - 1,200± SF inline spaces
- > 3,400± SF endcap space

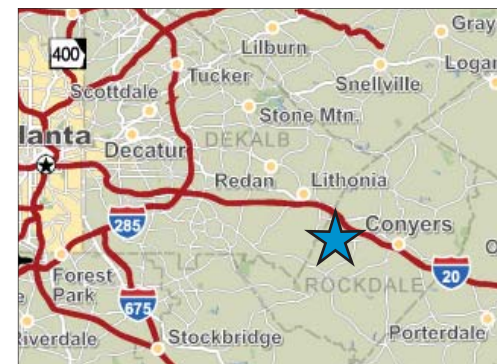
## Location

Located at the signalized intersection of Highway 138 and Flat Shoals Road, Conyers Square offers tremendous visibility and easy access. This established retail corridor features major retailers such as Walmart, Target, Kohl's, The Home Depot and Lowe's.

## Traffic Counts (2016)

- > 68,300 VPD north of Flat Shoals Road on Highway 138
- > 109,000 VPD west of Highway 138 on I-20
- > 33,500 VPD west of Highway 20 on Highway 138

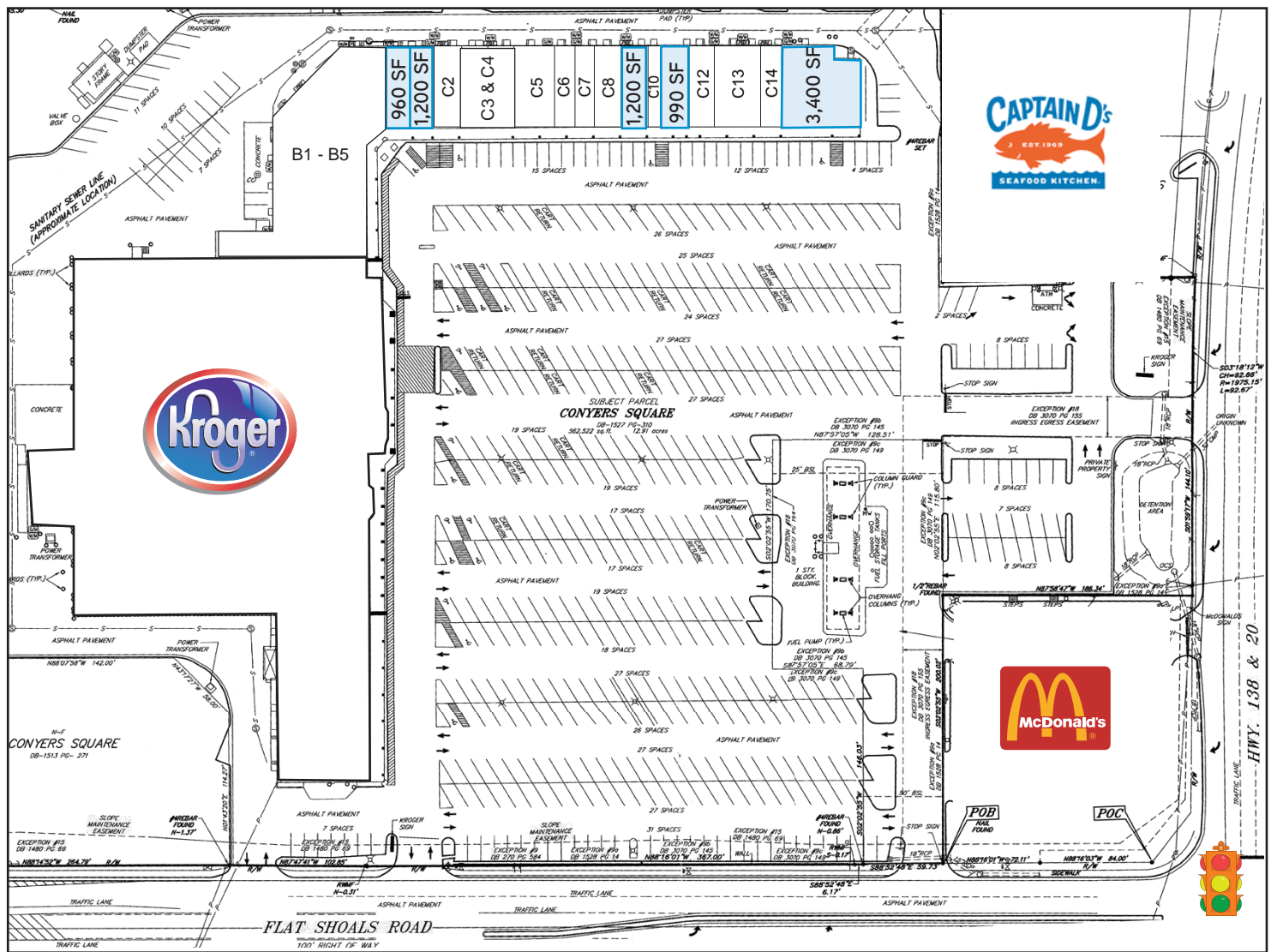
DEMOGRAPHICS (2017)	1-MILE	3-MILE	5-MILE
POPULATION	3,238	37,985	81,275
HOUSEHOLDS	1,370	13,688	28,502
AVERAGE HH INCOME	\$60,536	\$63,152	\$64,275



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# Conyers Square > Site Plan



Suite	Tenant	SF	Suite	Tenant	SF
Anchor	Kroger	58,890	C9	AVAILABLE	1,200
B1 - B5	Sunny Beauty Supply	10,168	C10	SmartFix Unlock & Repair	810
B6	AVAILABLE	960	C11	AVAILABLE	990
C1	AVAILABLE	1,200	C12	Surge Staffing	1,200
C2	Five Star Cleaners	1,200	C13	Baan Thai	2,100
C3 & C4	All Care Dental	2,400	C14	World Nails	900
C5	Lendmark Financial Services	1,800	C15	AVAILABLE	3,400
C6	Wings and Seafood	900			
C7	Allstate Insurance	900			
C8	H&R Block	1,200			

## Contact Information

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