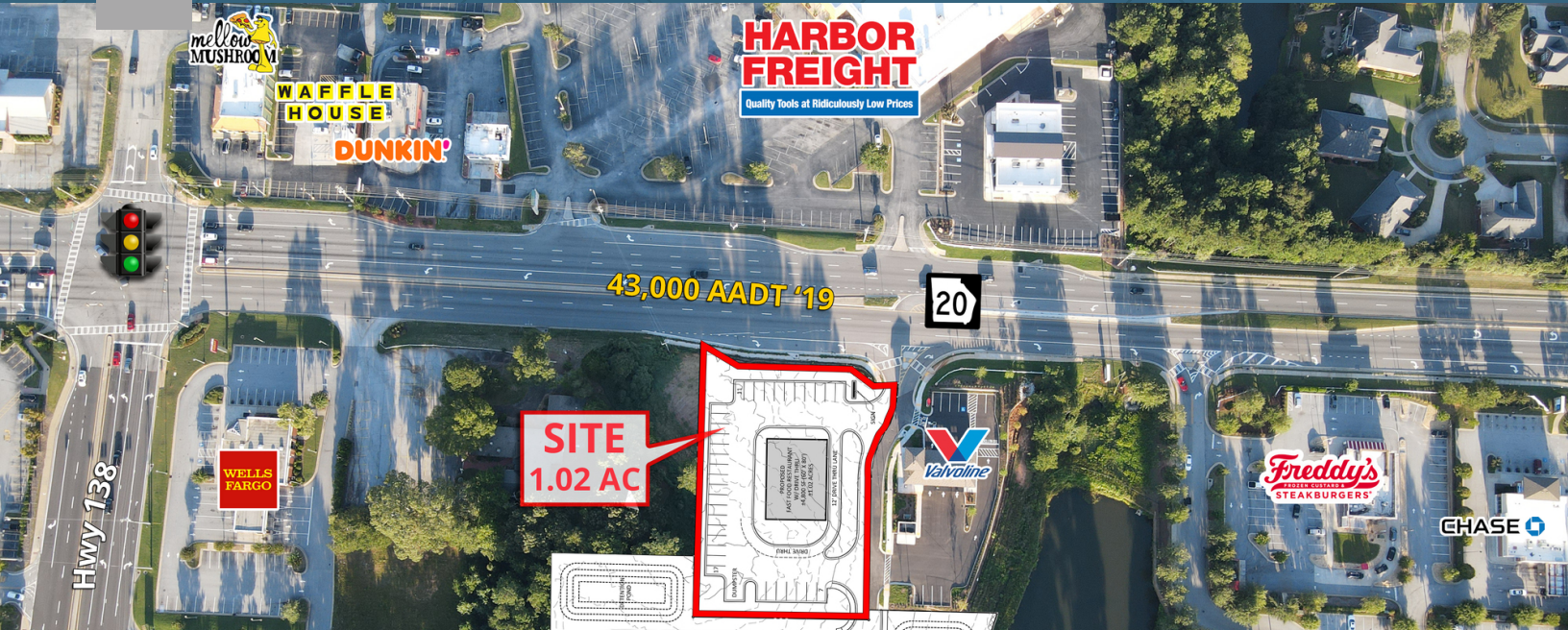


FOR LEASE / FOR SALE
Millers Chapel / GA-20 Outparcel

Millers Chapel / GA-20 | Conyers, GA



Overview

LEASE RATE Contact Broker

SIZE 1.02 Acres



Description

- Ideal for QSR, bank, car wash, medical, or retail
- Middle of retail corridor- Target, Lowes, LA Fitness, and more
- Outparcel to new 73 unit townhome development with 220ft of frontage on Highway 20

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Average Household Income	\$52,690	\$74,865	\$80,197
Households	1,444	14,032	30,043
Daytime Population	7,635	46,405	86,109

Year: | Source:

Traffic Counts

GA-20	43,000 VPD
I-20	116,000 VPD
GA-138	19,600 VPD

Year: 2019 | Source: GDOT

Contact

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 678.420.1385 | scott.tiernan@srsre.com

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 678.894.0260 | billy.harvin@srsre.com



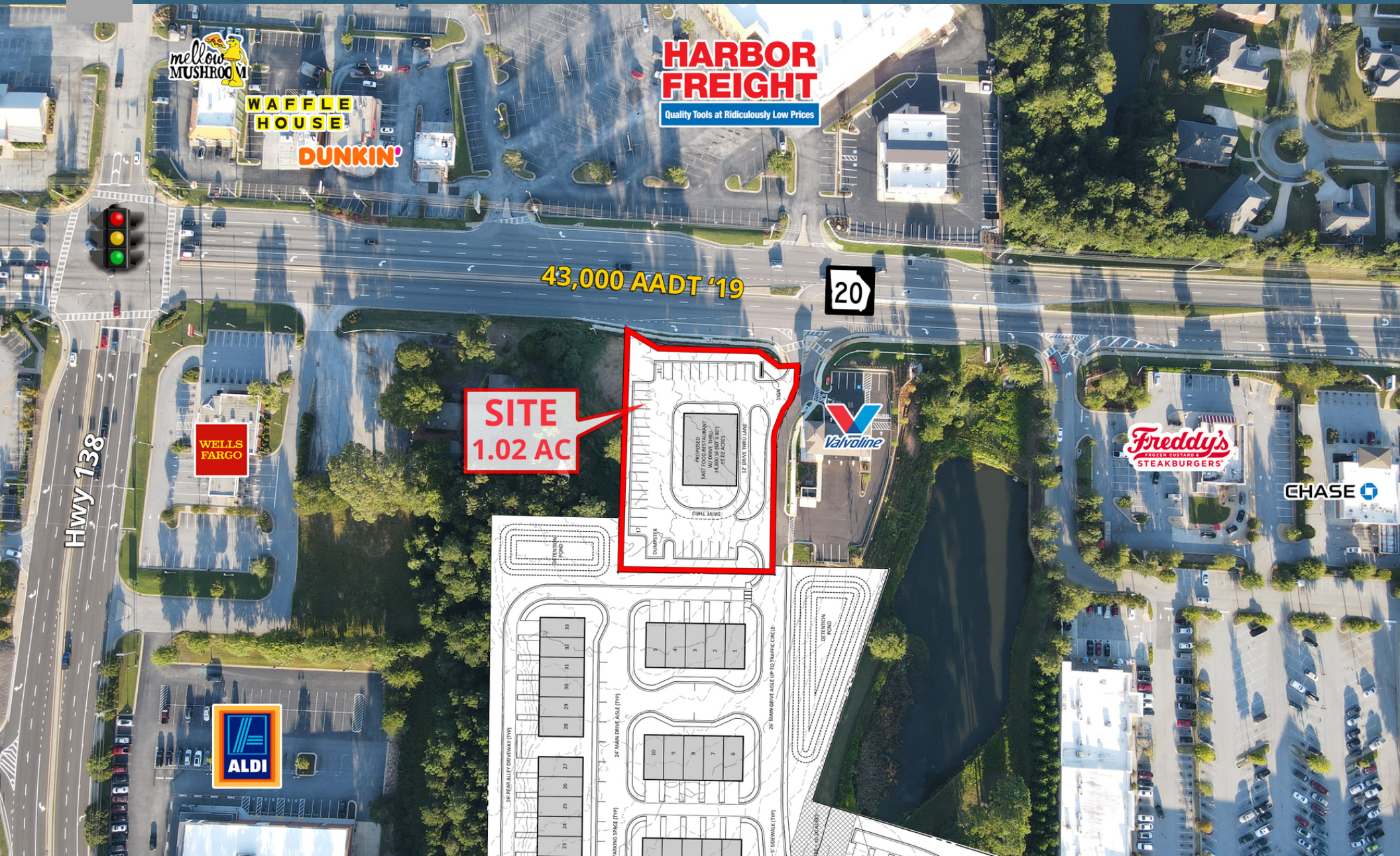
Millers Chapel / GA-20 Outparcel

Millers Chapel / GA-20 | Conyers, GA



Millers Chapel / GA-20 Outparcel

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mellow MUSHROOM

WAFFLE HOUSE

DUNKIN'

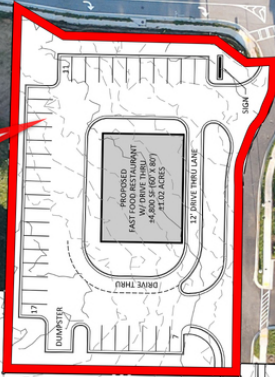
HARBOR FREIGHT

Quality Tools at Ridiculously Low Prices

43,000 AADT '19

20

SITE 1.02 AC



Hwy 138

WELLS FARGO



Freddy's STEAKBURGERS

CHASE

Millers Chapel / GA-20 Outparcel

Millers Chapel / GA-20 | Conyers, GA



Millers Chapel / GA-20 Outparcel

Millers Chapel / GA-20 | Conyers, GA



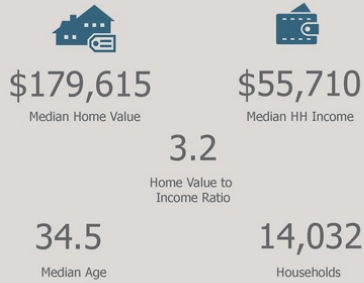
SRS TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

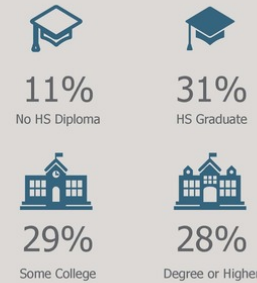
Tapestry LifeMode

	Households	HHS %	% US HHS	Index
Affluent Estates (L1)	945	6.73%	9.9%	68
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	3,928	27.99%	7.5%	374
GenXurban (L5)	46	0.33%	11.4%	3
Cozy Country Living (L6)	0	0.00%	12.0%	0
Ethnic Enclaves (L7)	214	1.53%	7.1%	22
Middle Ground (L8)	3,919	27.93%	10.9%	256
Senior Styles (L9)	0	0.00%	5.8%	0
Rustic Outposts (L10)	0	0.00%	8.2%	0
Midtown Singles (L11)	2,549	18.17%	6.2%	293
Hometown (L12)	2,431	17.32%	6.1%	282
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

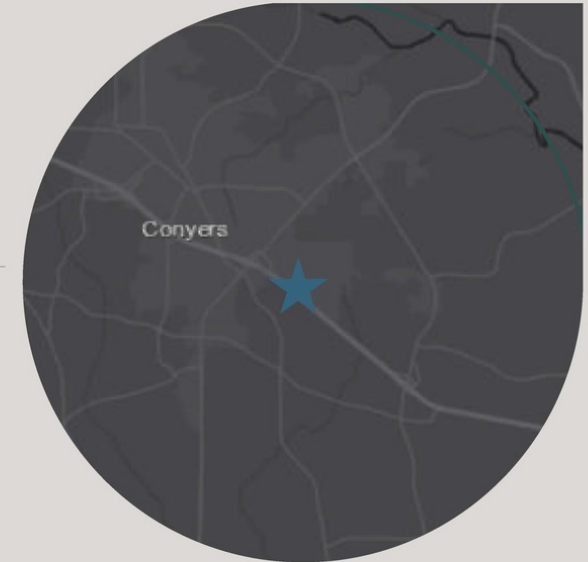
Key Facts



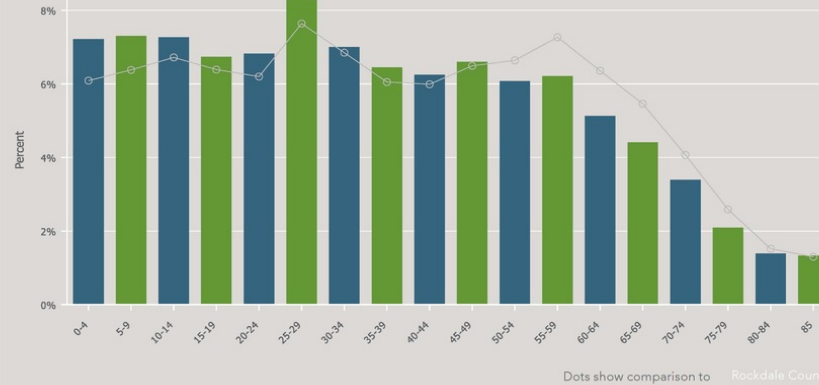
Education



1454 Dogwood Dr SE, Conyers, Georgia, 30013



Age Profile



Households By Income

The largest group: \$50,000 - \$74,999 (19.5%)
The smallest group: \$200,000+ (4.1%)

Indicator	Value	Difference
<\$15,000	8.0%	+1.6%
\$15,000 - \$24,999	10.6%	+2.3%
\$25,000 - \$34,999	12.3%	+1.2%
\$35,000 - \$49,999	13.0%	+1.5%
\$50,000 - \$74,999	19.5%	-0.3%
\$75,000 - \$99,999	11.4%	-0.9%
\$100,000 - \$149,999	16.5%	-2.6%
\$150,000 - \$199,999	4.5%	-1.2%
\$200,000+	4.1%	-1.6%

Tapestry Segments



This infographic contains data provided by Esri. The vintage of the data is 2020.

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Millers Chapel / GA-20 Outparcel

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	1 mile	3 miles	5 miles
Population			
2020 Population	3,845	39,015	85,069
2000 Population	3,527	27,214	58,348
2010 Population	3,755	35,751	77,358
2025 Population	3,922	41,261	89,709
2000-2010 Annual Rate	0.63%	2.77%	2.86%
2010-2020 Population: Annual Growth Rate	0.23%	0.86%	0.93%
2020-2025 Population: Annual Growth Rate	0.40%	1.13%	1.07%
2020 Median Age	30.1	34.5	35.9
Households			
2000 Households	1,394	9,670	20,313
2010 Households	1,424	12,902	27,348
2020 Total Households	1,444	14,032	30,043
2025 Total Households	1,477	14,845	31,683
2000-2010 Annual Rate	0.21%	2.93%	3.02%
2010-2020 Households: Annual Growth Rate	0.14%	0.82%	0.92%
2020-2025 Households: Annual Growth Rate	0.45%	1.13%	1.07%
2020 Average Household Size	2.66	2.76	2.81
Housing Units			
2020 Total Housing Units	1,874	15,726	33,010
2020 Owner Occupied Housing Units	453	7,809	19,391
2020 Renter Occupied Housing Units	991	6,223	10,652
2020 Vacant Housing Units	430	1,694	2,967
Race and Ethnicity			
2020 White Alone	20.3%	19.9%	26.2%
2020 Black Alone	64.1%	68.6%	63.3%
2020 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2020 Asian Alone	1.3%	2.1%	1.9%
2020 Pacific Islander Alone	0.2%	0.2%	0.1%
2020 Hispanic Origin (Any Race)	19.6%	11.1%	11.4%
Income			
2020 Median Household Income	\$37,347	\$55,710	\$61,577
2020 Average Household Income	\$52,690	\$74,865	\$80,197
2020 Per Capita Income	\$19,197	\$27,034	\$28,266
2020 Population 25+ by Educational Attainment			
Total	2,298	25,227	56,423
High School Graduate	36.0%	28.5%	27.1%
GED/Alternative Credential	4.2%	2.8%	3.2%
Some College, No Degree	20.1%	18.3%	21.0%
Associate Degree	5.9%	11.1%	10.2%
Bachelor's Degree	12.7%	18.2%	18.0%
Graduate/Professional Degree	7.0%	10.1%	9.8%
Data for all businesses in area			
Total Businesses:	487	2,482	3,516
Total Employees:	6,694	28,109	35,976
Total Residential Population:	3,845	39,015	85,069
Employee/Residential Population Ratio:	2:1	1:1	0:1
2020 Total Daytime Population	7,635	46,405	86,109
Workers	5,342	23,488	37,468
Residents	2,293	22,917	48,641