

FOR LEASE

Rockdale Square

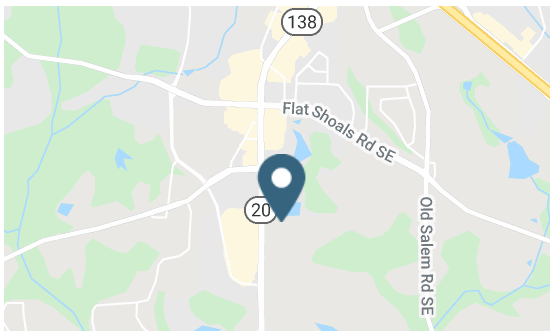
1910 Highway 20 SE | Conyers, GA



BIG BOX AVAILABILITY

Overview

LEASE RATE	Contact Broker
SUITE 290	6,000 SF
SUITE 300	+ 38,875 SF
	<hr/> 44,857 TOTAL SF



Contact

BRICE POLITO

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CHRIS ROUTLEDGE

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Description

- Conveniently located at the main intersection of Hwy 138 SE & Hwy 20 SE
- 4:1 parking ratio
- Anchored by Harbor Freight Tools
- Property is a shadow anchor to Dunkin' Donuts and Mellow Mushroom
- Other national tenants include Sun City Tan, Honey Baked Ham, and Coast Dental

Demographics

	1 MILE	3 MILES	5 MILES
Average Household Income	\$98,161	\$72,395	\$70,622
Households	1,614	13,139	31,510
Daytime Population	7,041	46,074	89,303

Year: 2017 | Source: ESRI

Traffic Counts

McDonough Hwy	72,300 VPD
Flat Shoals Rd	10,500 VPD
I-20	114,000 VPD

Year: 2017 | Source: GDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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SRSRE.COM



Conyers Crossing
Burlington
HOBBY LOBBY

Conyers Square
Kroger

Conyers Village
LA FITNESS
Aaron's

Hunting Creek Plaza
BIG LOTS! DOLLAR TREE

Conyers Commons
TARGET ROSS DRESS FOR LESS
KIRKLAND'S at&t
THE MATTRESS FIRM America's #1 Retailer
FedEx Office
Famous Footwear Cartridge World
PANDA EXPRESS
JIM 'N NICK'S BAR-B-Q
SMOOTHIE KING

Conyers Plaza
THE HOME DEPOT
Walmart SUPERCENTER
Party City
Office DEPOT
Value Village
JO-ANN fabric and craft stores

Conyers Crossroads
beek KOHL'S OLD NAVY rue21
Michaels Where Creativity Happens
RACK ROOM SHOES BEST BUY Versona
SHOE CARNIVAL Justice CHUCK E. CHEESE'S
Pier 1 imports TJ-MAXX School Box
dressbarn HomeGoods maunoes

Rockdale Square
HONEYBAKED The world's best ham
CoastDental
HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices

The Village at Millers Chapel
Publix CAO

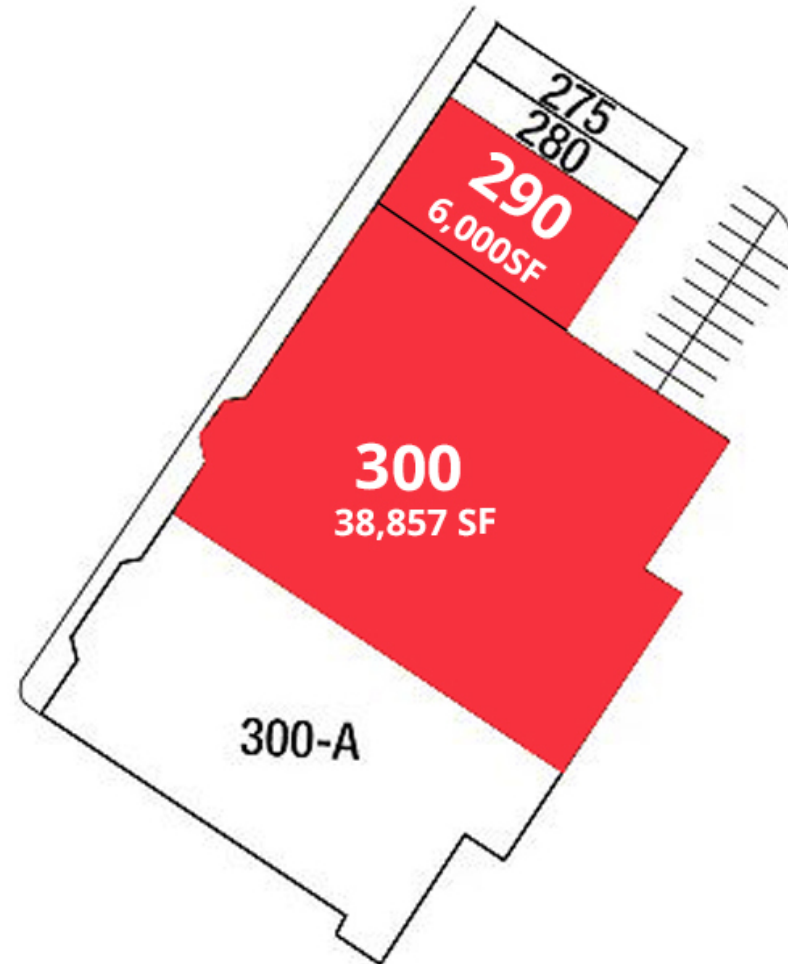
900+ daytime employees

Rockdale Square

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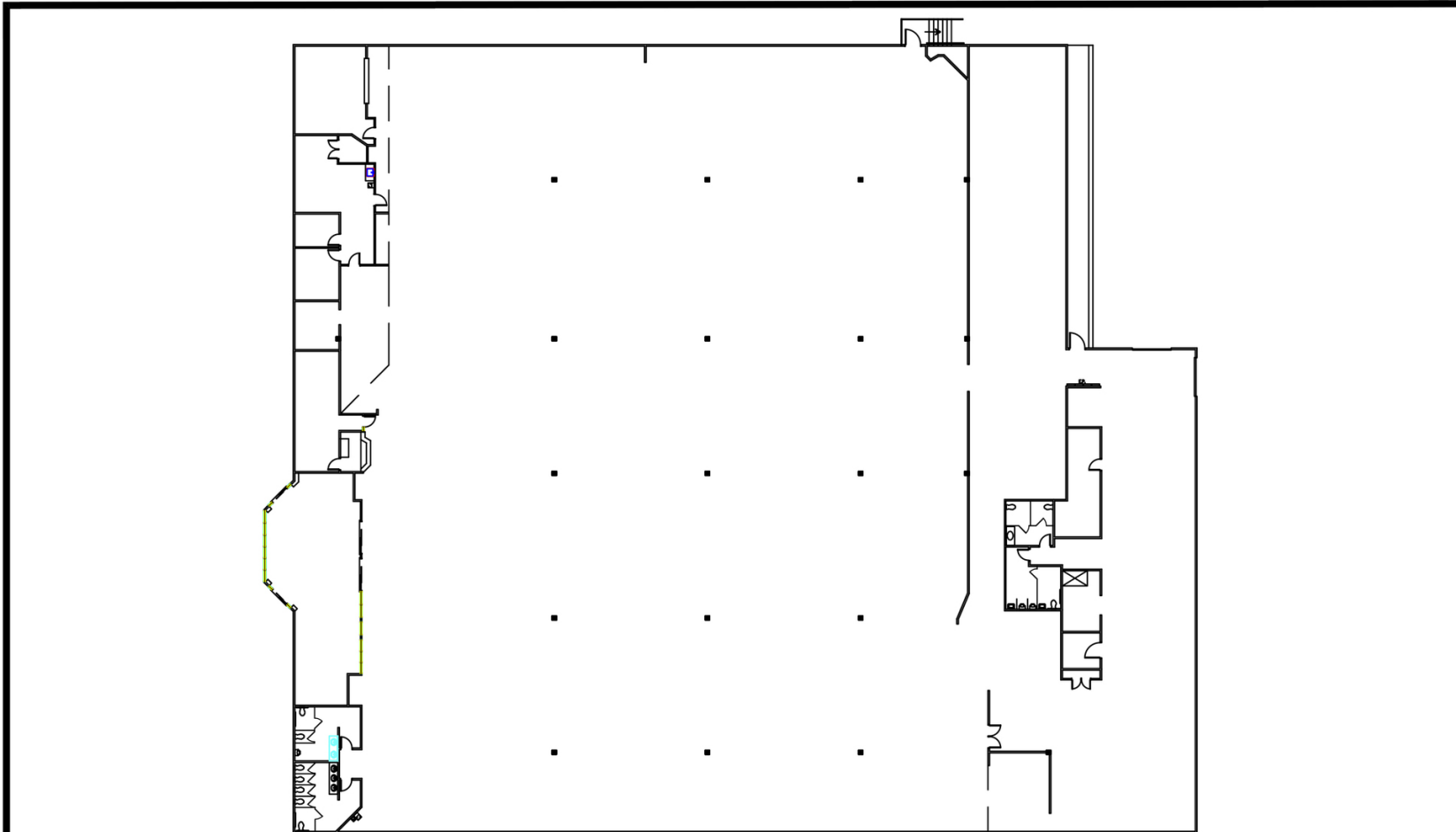


- 270** Piedmont
- 275** Piedmont
- 280** Aim Hire
- 290** AVAILABLE NOW
- 300** AVAILABLE 11/19/19
- 300-A** Harbor Freight Tools



Rockdale Square | Suite 300

1910 Highway 20 SE | Conyers, GA



Suite 300--38,857 RSF

SCALE: N.T.S.

09.08.15

ROCKDALE SQUARE

1910 Highway 20
Conyers, GA

ARCHITECTURAL DESIGN INNOVATIONS

ADI, Inc.

PH: 678 947-1330

	1 mile	3 miles	5 miles
Population			
2018 Population	4,272	36,182	89,641
2000 Population	3,227	28,561	62,369
2010 Population	4,169	34,139	83,975
2023 Population	4,420	38,228	94,471
2000-2010 Annual Rate	2.59%	1.80%	3.02%
2010-2018 Population: Annual Growth Rate	0.30%	0.71%	0.79%
2018-2023 Population: Annual Growth Rate	0.68%	1.11%	1.06%
2018 Median Age	39.2	36.1	36.1
Households			
2000 Households	1,135	10,167	21,655
2010 Households	1,573	12,436	29,613
2018 Total Households	1,614	13,139	31,510
2023 Total Households	1,670	13,881	33,177
2000-2010 Annual Rate	3.32%	2.03%	3.18%
2010-2018 Households: Annual Growth Rate	0.31%	0.67%	0.76%
2018-2023 Households: Annual Growth Rate	0.68%	1.10%	1.04%
2018 Average Household Size	2.64	2.74	2.82
Housing Units			
2018 Total Housing Units	1,797	14,595	34,394
2018 Owner Occupied Housing Units	1,096	8,375	21,270
2018 Renter Occupied Housing Units	518	4,763	10,241
2018 Vacant Housing Units	183	1,456	2,884
Race and Ethnicity			
2018 White Alone	26.0%	25.6%	28.6%
2018 Black Alone	62.6%	64.1%	61.4%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2018 Asian Alone	2.8%	2.2%	2.0%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	10.7%	9.4%	10.1%
Income			
2018 Median Household Income	\$73,537	\$55,180	\$55,622
2018 Average Household Income	\$98,161	\$72,395	\$70,622
Per Capita Income	\$35,319	\$26,278	\$25,123
2018 Population 25+ by Educational Attainment			
Total	2,942	23,856	59,004
High School Graduate	26.5%	26.8%	26.4%
GED/Alternative Credential	1.3%	2.6%	3.3%
Some College, No Degree	20.8%	18.4%	21.1%
Associate Degree	7.3%	9.8%	10.1%
Bachelor's Degree	17.8%	19.8%	18.8%
Graduate/Professional Degree	15.7%	11.0%	8.9%
Data for all businesses in area			
Total Businesses:	498	2,395	3,624
Total Employees:	4,820	29,111	40,622
Total Residential Population:	4,272	36,182	89,641
Employee/Residential Population Ratio:	1.13:1	0.8:1	0.45:1
2018 Total Daytime Population	7,041	46,074	89,303
Workers	4,738	27,590	42,976
Residents	2,303	18,484	46,327