

FOR LEASE

# Former Chili's

1161 Old Salem Road | Conyers, GA



## Overview

<b>BUILDING SIZE</b>	5,693 SF
<b>LOT SIZE</b>	1.45 ACRES
<b>ZONING</b>	C-2
<b>RATE</b>	Call for Rates

## Description

- Built out former restaurant space.
- Freestanding building .
- Excellent interstate access.
- Ample parking.

## Demographics

	1 MILE	3 MILE	5 MILE
Current Est Population	2,965	28,792	81,019
Average HH Income	\$64,287	\$76,578	\$77,380
Households	1,181	10,078	28,027

Year: 2016 | Source: Esri

## Traffic Counts

Interstate 20	104,100 VPD
McDonough Hwy	66,100 VPD

Year: 2015 | Source: GDOT



## Contact

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**SITE**

**Conyers Plaza**

**Walmart** SUPERCENTER

**PET SMART** **Party City**

**Value Village** **Office DEPOT**

**JO-ANN**  
fabric and craft stores

**Conyers Crossing**

**Burlington**

**HOBBY LOBBY**

**Conyers Crossroads**

**belk** **KOHL'S** **OLD NAVY** **rue21**

**Michaels** **RACK ROOM SHOES** **BEST BUY** **VERSONA**

**Carmike Cinemas** **SHOE CARNIVAL** **Justice**

**Pier 1 imports** **TJ-MAXX** **School Box**

**dressbarn** **HomeGoods** **maurices**

**CHUCK E. CHEESE'S**

**Conyers Square**

**Kroger**

**LA FITNESS**

**Conyers Village**

**Aaron's**

**Hunting Creek Plaza**

**BIG LOTS!** **DOLLAR TREE**

**Rockdale Square**

**HONEYBAKED** **CoastDental**

**The Village at Millers Chapel**

**Publix** **CATO**

**Conyers Commons**

**TARGET** **ROSS** DRESS FOR LESS

**SPORTS AUTHORITY** **KIRKLAND'S** **at&t**

**THE MATTRESS FIRM** **FedEx Office**

**Famous Footwear** **Cartridge World** **JIM 'N NICK'S BAR-B-Q**

**SMOOTHIE KING**

104,100 AADT '15

38,200 AADT '15

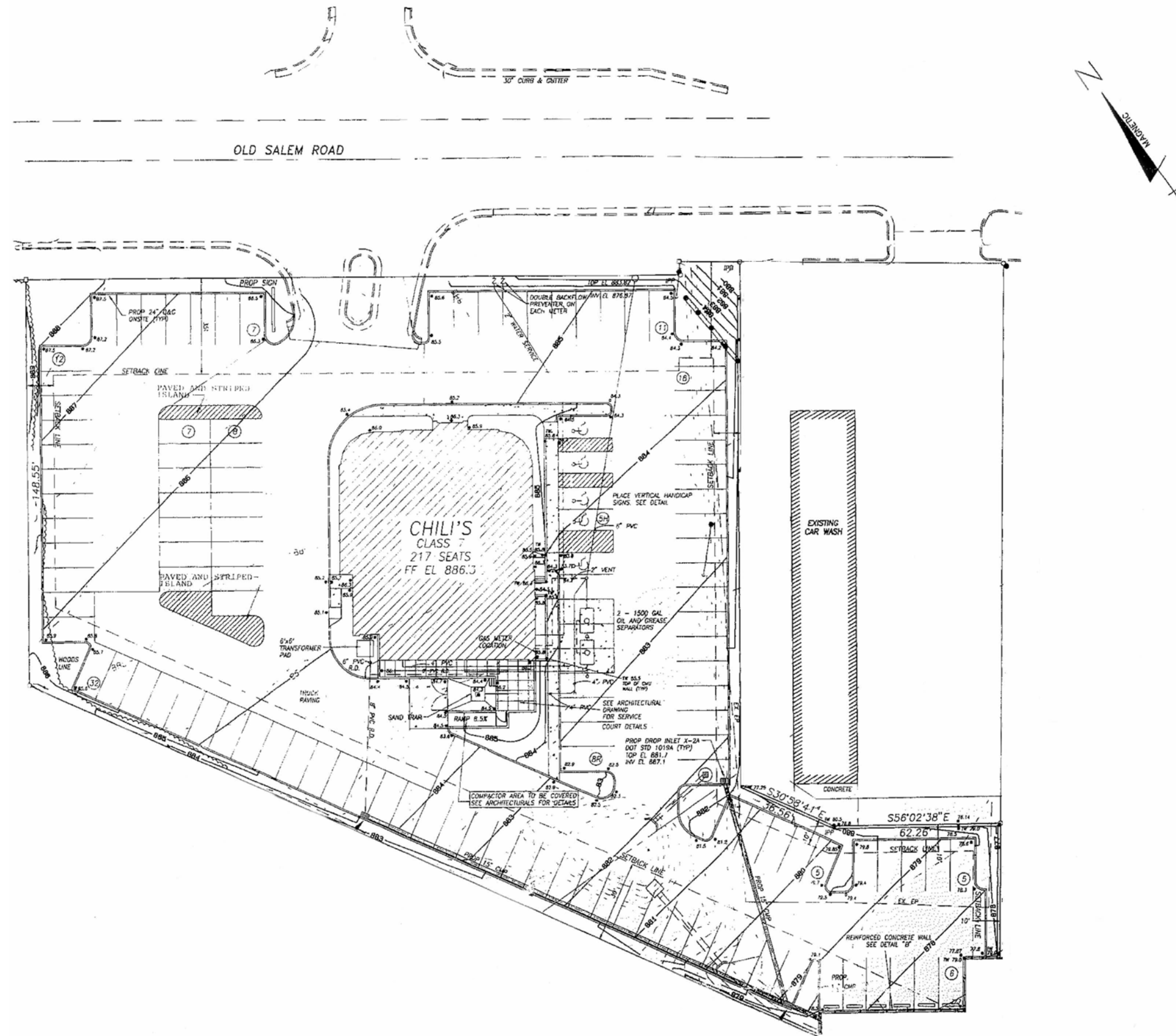
66,100 AADT '15

80,800 AADT '15

32,400 AADT '15

9,600 AADT '15





# Executive Summary

1161 Old Salem Road | Conyers, GA



	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	24,154	56,386	92,457
2010 Population	38,759	80,062	130,943
2016 Population	40,807	83,426	136,361
2021 Population	42,586	86,480	141,298
2000-2010 Annual Rate	4.84%	3.57%	3.54%
2010-2016 Annual Rate	0.83%	0.66%	0.65%
2016-2021 Annual Rate	0.86%	0.72%	0.71%
2016 Male Population	46.4%	47.0%	47.1%
2016 Female Population	53.6%	53.0%	52.9%
2016 Median Age	35.5	35.8	35.9
<b>Households</b>			
2000 Households	8,722	19,950	32,288
2010 Households	13,694	28,120	45,674
2016 Total Households	14,327	29,137	47,384
2021 Total Households	14,900	30,121	49,000
2000-2010 Annual Rate	4.61%	3.49%	3.53%
2010-2016 Annual Rate	0.73%	0.57%	0.59%
2016-2021 Annual Rate	0.79%	0.67%	0.67%
2016 Average Household Size	2.85	2.86	2.85
<b>Housing Units</b>			
2016 Total Housing Units	15,887	32,424	52,837
2016 Owner Occupied Housing Units	10,077	20,188	31,880
2016 Renter Occupied Housing Units	4,250	8,949	15,504
2016 Vacant Housing Units	1,560	3,287	5,453
<b>Race and Ethnicity</b>			
2016 White Alone	27.3%	35.8%	37.8%
2016 Black Alone	65.2%	56.0%	54.1%
2016 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2016 Asian Alone	2.0%	1.7%	1.6%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	5.7%	7.2%	7.2%
<b>Income</b>			
2016 Median Household Income	\$55,709	\$53,509	\$51,698
2016 Average	\$67,657	\$66,622	\$65,108
Per Capita Income	\$23,760	\$23,345	\$22,910
<b>2016 Population 25+ by Educational Attainment</b>			
Total	25,913	53,427	87,239
High School Graduate	20.3%	23.4%	24.8%
GED/Alternative Credential	4.6%	4.7%	5.0%
Some College, No Degree	26.0%	25.4%	24.4%
Associate Degree	8.4%	7.9%	7.6%
Bachelor's Degree	19.1%	16.9%	16.1%
Graduate/Professional Degree	9.6%	8.3%	7.9%
<b>Data for all businesses in area</b>			
Total Businesses:	1,055	3,165	5,449
Total Employees:	8,142	33,167	54,979
Total Residential Population:	40,807	83,426	136,361
Employee/Residential Population Ratio:	0.2:1	0.4:1	0.4:1