



# Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

Suite 225, 5579-B Chamblee Dunwoody Road, Atlanta, Georgia 30338

Phone: 770-395-9111 Fax: 770-394-0867 Email: hcrinc@comcast.net



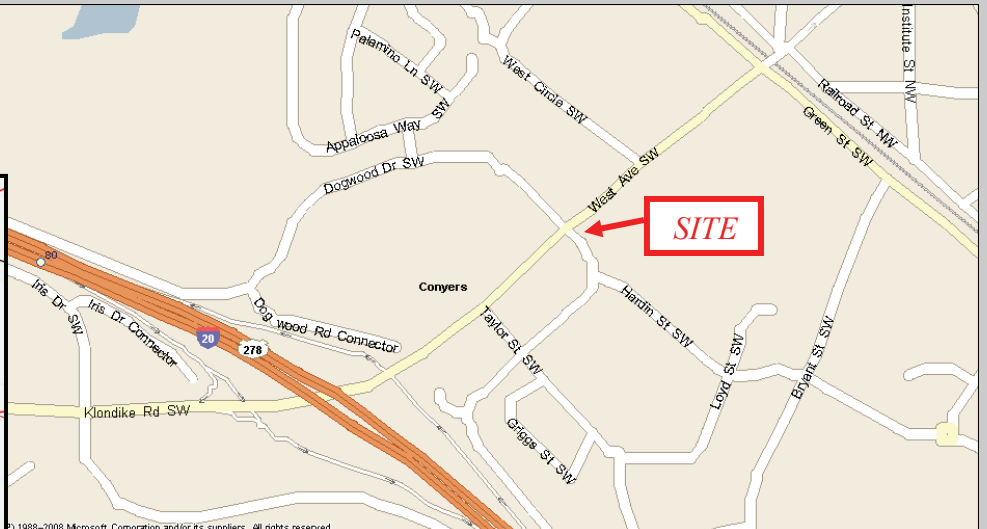
## AVAILABLE — SALE or LEASE

Former Mrs. Winners Restaurant

1138 WEST AVENUE

Conyers, Rockdale County, Georgia

This 1,900± square foot building sits on approximately 0.53 acre. Call for pricing and further details.



**For additional information, contact: JERRY PRESCOTT  
770-395-9111 (office) or 770-595-9289 (cell)**



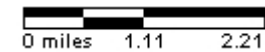
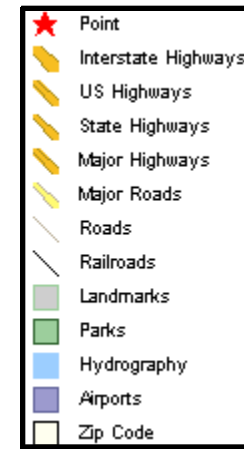
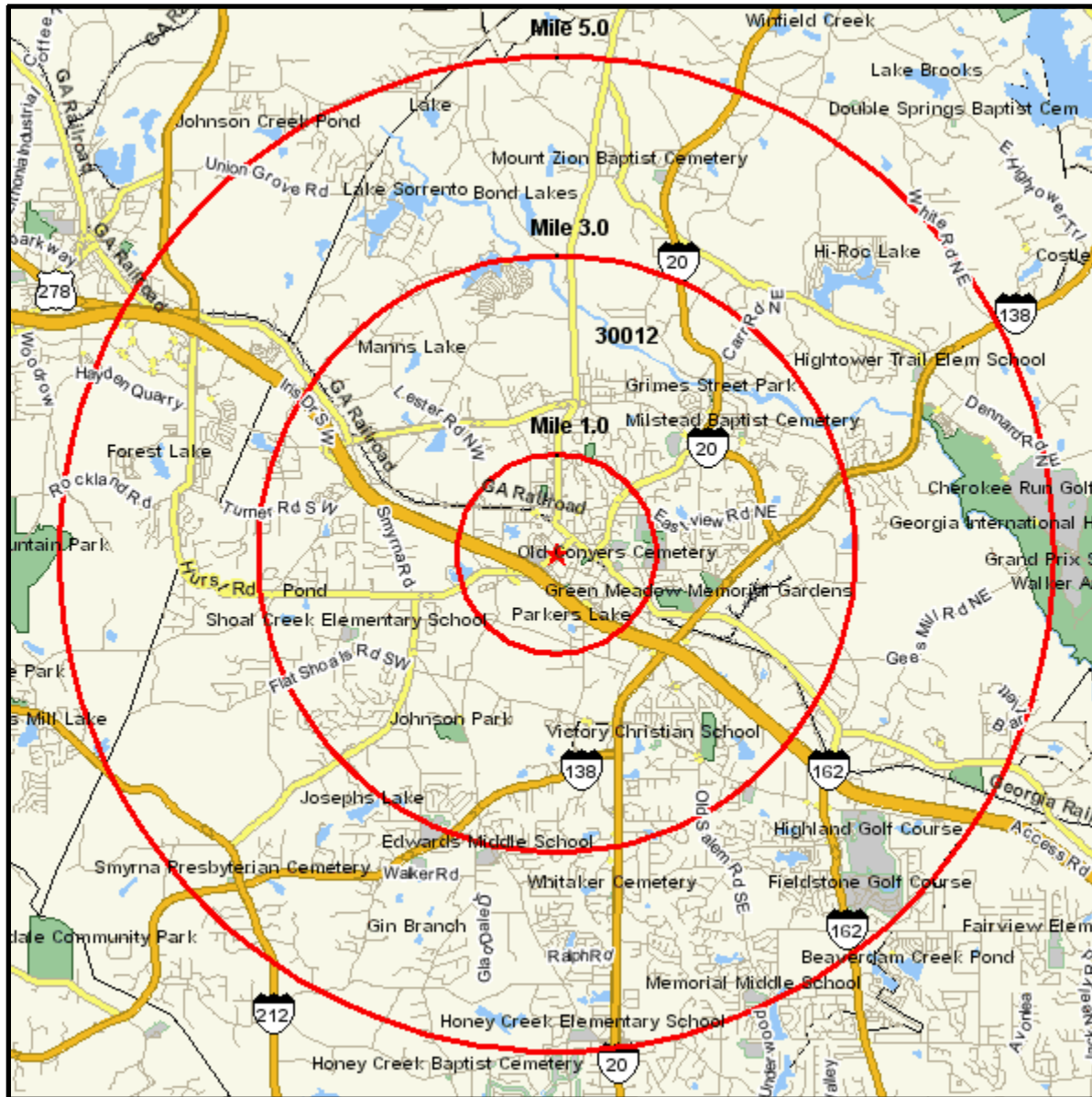
**SITE**

# Area Map

Prepared For: Heritage Commercial Realty, Inc.

Order #: 970584989  
Site: 01

1138 WEST AVE SW  
CONYERS, GA 30012-5200  
Coord: 33.667224, -84.025117  
Radius - See Appendix for Details



# Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: 1138 WEST AVE SW, CONYERS, GA 30012-5200, aggregate

Radius 2: 1138 WEST AVE SW, CONYERS, GA 30012-5200, aggregate

Radius 3: 1138 WEST AVE SW, CONYERS, GA 30012-5200, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2016 Projection	5,423		35,116		72,885	
2011 Estimate	5,124		32,344		66,889	
2000 Census	4,723		27,034		52,317	
1990 Census	4,695		21,494		40,730	
Growth 1990 - 2000	0.60%		25.77%		28.45%	
<b>Households</b>						
2016 Projection	1,971		11,788		24,665	
2011 Estimate	1,923		11,227		23,262	
2000 Census	1,775		9,425		18,098	
1990 Census	1,781		7,775		14,175	
Growth 1990 - 2000	-0.34%		21.22%		27.68%	
<b>2011 Est. Population by Single Classification Race</b>						
	5,124		32,344		66,889	
White Alone	1,978	38.60	14,371	44.43	31,132	46.54
Black or African American Alone	2,678	52.26	13,998	43.28	29,299	43.80
American Indian and Alaska Native Alone	18	0.35	90	0.28	159	0.24
Asian Alone	69	1.35	577	1.78	1,296	1.94
Native Hawaiian and Other Pacific Islander Alone	12	0.23	83	0.26	93	0.14
Some Other Race Alone	263	5.13	2,448	7.57	3,327	4.97
Two or More Races	106	2.07	777	2.40	1,583	2.37
<b>2011 Est. Population Hispanic or Latino</b>						
	5,124		32,344		66,889	
Hispanic or Latino	670	13.08	5,924	18.32	7,830	11.71
Not Hispanic or Latino	4,454	86.92	26,420	81.68	59,059	88.29
<b>2011 Tenure of Occupied Housing Units</b>						
	1,923		11,227		23,262	
Owner Occupied	735	38.22	5,976	53.23	14,818	63.70
Renter Occupied	1,188	61.78	5,252	46.78	8,444	36.30
<b>2011 Average Household Size</b>						
	2.58		2.79		2.82	

## Pop-Facts: Demographic Quick Facts 2011 Report

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**Radius 2: 1138 WEST AVE SW, CONYERS, GA 30012-5200, aggregate**

**Radius 3: 1138 WEST AVE SW, CONYERS, GA 30012-5200, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2011 Est. Households by Household Income</b>	1,923		11,227		23,262	
Income Less than \$15,000	391	20.33	1,527	13.60	2,456	10.56
Income \$15,000 - \$24,999	346	17.99	1,351	12.03	2,259	9.71
Income \$25,000 - \$34,999	298	15.50	1,502	13.38	2,843	12.22
Income \$35,000 - \$49,999	327	17.00	2,035	18.13	3,971	17.07
Income \$50,000 - \$74,999	312	16.22	2,360	21.02	5,298	22.78
Income \$75,000 - \$99,999	111	5.77	1,042	9.28	2,734	11.75
Income \$100,000 - \$124,999	71	3.69	660	5.88	1,763	7.58
Income \$125,000 - \$149,999	32	1.66	301	2.68	826	3.55
Income \$150,000 - \$199,999	17	0.88	268	2.39	687	2.95
Income \$200,000 - \$499,999	18	0.94	173	1.54	404	1.74
Income \$500,000 and over	0	0.00	9	0.08	21	0.09

<b>2011 Est. Average Household Income</b>	<b>\$42,860</b>	<b>\$55,822</b>	<b>\$62,409</b>
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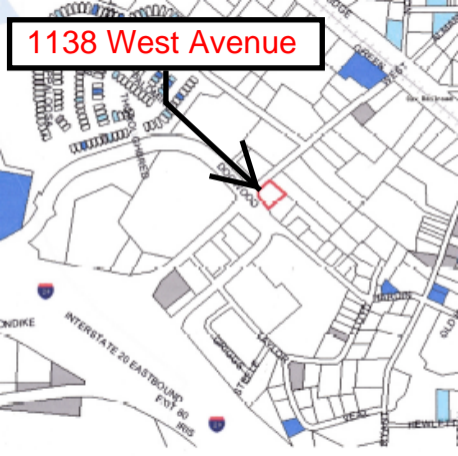
<b>2011 Est. Median Household Income</b>	\$32,523	\$44,100	\$50,486
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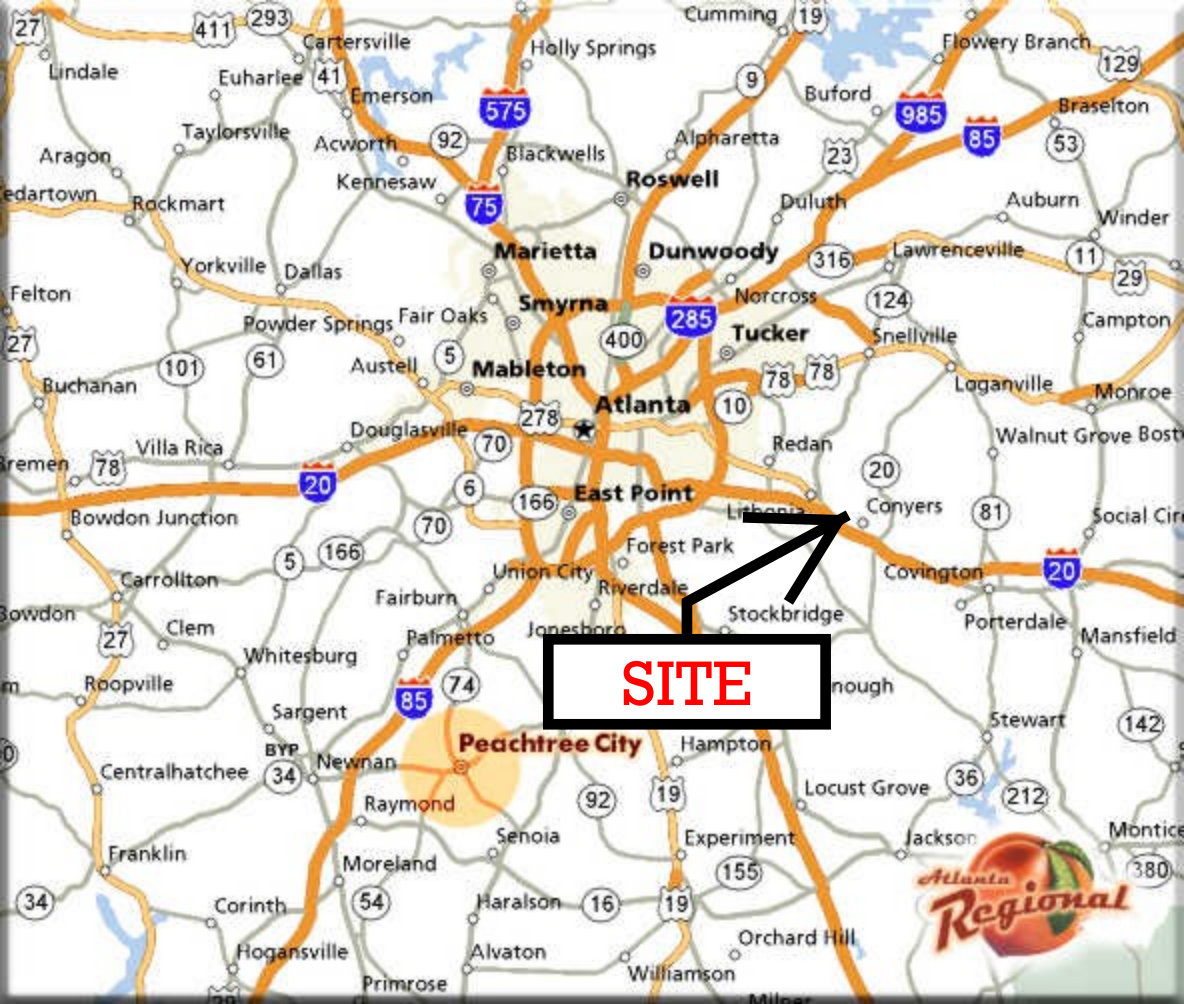
<b>2011 Est. Per Capita Income</b>	\$16,867	\$19,891	\$22,041
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### 2011 Median HH Inc by Single Race Class or Ethn

White Alone	41,423	48,718	54,312
Black or African American Alone	23,574	39,023	46,934
American Indian and Alaska Native Alone	42,985	44,582	45,042
Asian Alone	69,470	54,051	61,812
Native Hawaiian and Other Pacific Islander Alone	31,818	31,595	31,539
Some Other Race Alone	49,567	42,957	45,218
Two or More Races	24,841	44,678	46,771
Hispanic or Latino	34,067	37,553	38,446
Not Hispanic or Latino	32,291	45,363	52,152

1138 West Avenue





**SITE**