



# 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, GROUND LEASE OR BUILD-TO-SUIT HWY. 138 COMMERCIAL and O&I TRACTS

Conyers, Rockdale County, Georgia



This Property is in the expanding commercial path of progress. Join Lowe's, Aldi, Zaxby's, Target and a new Publix along with many others in this market.

Ideal for convenience stores, dollar store, restaurants, bank, office, medical facility, automotive, child care, church, et al. Tremendous upside potential.

Located on Hwy. 138 in front of the Weatherstone Subdivision and just off the busy Hwy. 20 / 138 intersection and only 1.5 miles from I-20, these 5± acre and 2.2± acre tracts are zoned Commercial and O&I respectively.

2010 GA DOT TRAFFIC COUNTS:  
Hwy. 138 (west of site): 15,320

### 5 MILE DEMOGRAPHICS:

#### 2011 Estimates:

Population: 80,040

Households: 28,232

#### (2016 Projections)

Population: 88,066

Households: 30,274

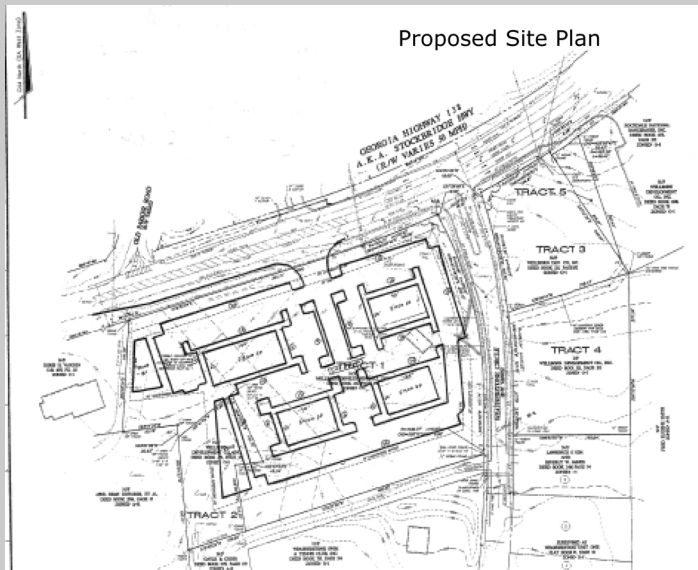
### Avg. HH Income (2011 Est.):

1 Mile: \$85,103

3 Mile: \$67,936

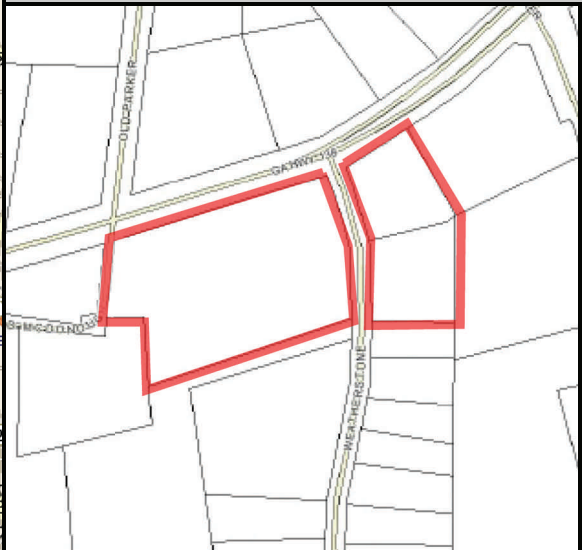
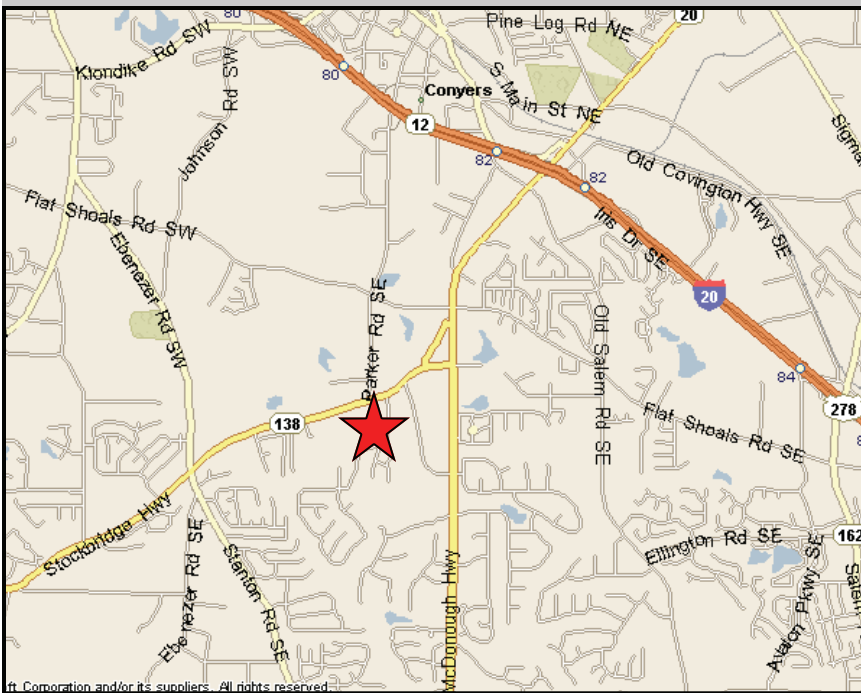
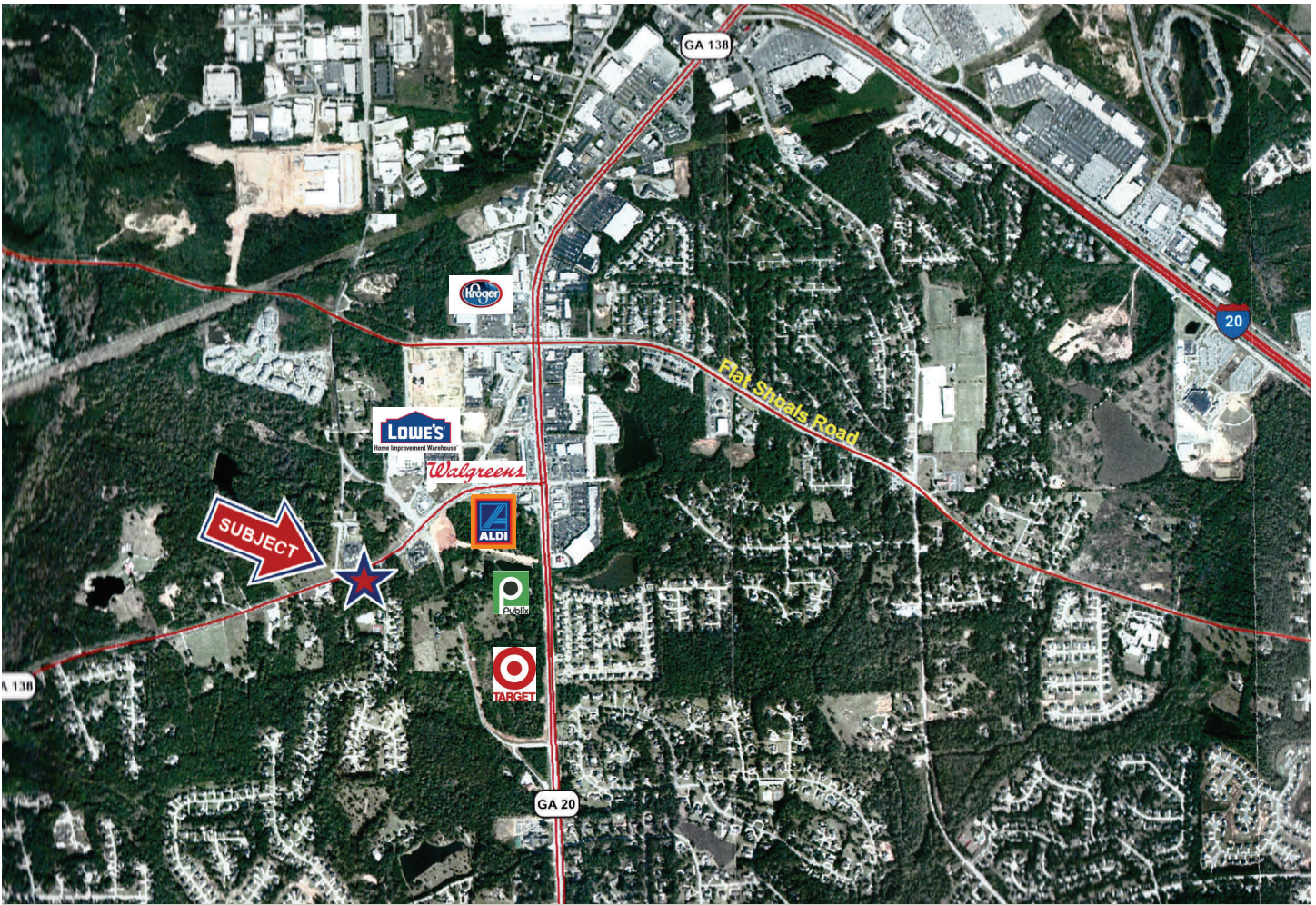
5 Mile: \$65,993

Call for Pricing.



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

**EXCLUSIVE**



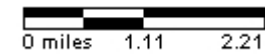
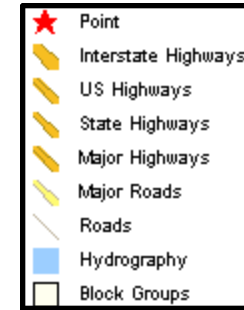
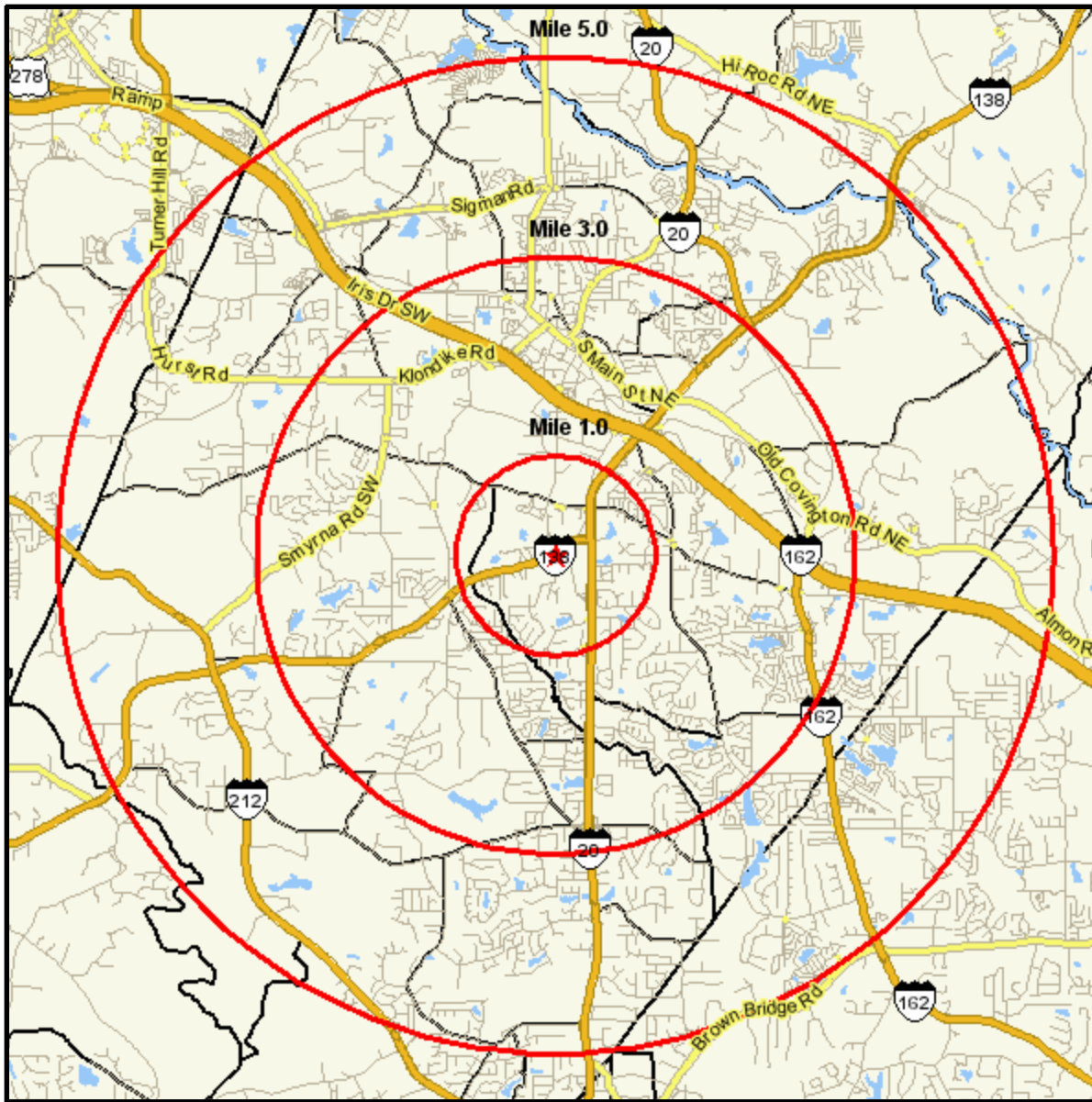
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# Area Map

WEATHERSTONE CIR SE AT HIGHWAY  
138 SW  
CONYERS, GA 30012  
Coord: 33.635799, -84.020542  
Radius - See Appendix for Details



## Pop-Facts: Demographic Quick Facts 2011 Report

**Radius 1: WEATHERSTONE CIR SE AT HIGHWAY 138 SW, CONYERS, GA 30012, aggregate**

**Radius 2: WEATHERSTONE CIR SE AT HIGHWAY 138 SW, CONYERS, GA 30012, aggregate**

**Radius 3: WEATHERSTONE CIR SE AT HIGHWAY 138 SW, CONYERS, GA 30012, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
<b>Population</b>						
2016 Projection	4,132		36,773		88,066	
2011 Estimate	3,766		33,892		80,040	
2000 Census	2,995		28,083		61,449	
1990 Census	1,931		21,631		44,733	
Growth 1990 - 2000	55.10%		29.83%		37.37%	
<b>Households</b>						
2016 Projection	1,341		12,620		30,274	
2011 Estimate	1,263		11,974		28,232	
2000 Census	1,007		9,882		21,365	
1990 Census	649		7,599		15,359	
Growth 1990 - 2000	55.16%		30.04%		39.10%	
<b>2011 Est. Population by Single Classification Race</b>						
	3,766		33,892		80,040	
White Alone	1,877	49.84	16,304	48.11	40,602	50.73
Black or African American Alone	1,539	40.87	14,594	43.06	33,064	41.31
American Indian and Alaska Native Alone	5	0.13	67	0.20	171	0.21
Asian Alone	143	3.80	937	2.76	1,676	2.09
Native Hawaiian and Other Pacific Islander Alone	5	0.13	32	0.09	97	0.12
Some Other Race Alone	130	3.45	1,238	3.65	2,697	3.37
Two or More Races	67	1.78	720	2.12	1,735	2.17
<b>2011 Est. Population Hispanic or Latino</b>						
	3,766		33,892		80,040	
Hispanic or Latino	396	10.52	3,728	11.00	7,127	8.90
Not Hispanic or Latino	3,370	89.48	30,164	89.00	72,914	91.10
<b>2011 Tenure of Occupied Housing Units</b>						
	1,263		11,974		28,232	
Owner Occupied	1,013	80.21	7,367	61.52	19,067	67.54
Renter Occupied	249	19.71	4,607	38.48	9,165	32.46
<b>2011 Average Household Size</b>						
	2.98		2.80		2.79	

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**Radius 3: WEATHERSTONE CIR SE AT HIGHWAY 138 SW, CONYERS, GA 30012, 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>	1,263		11,974		28,232	
Income Less than \$15,000	76	6.02	938	7.83	2,425	8.59
Income \$15,000 - \$24,999	77	6.10	1,020	8.52	2,420	8.57
Income \$25,000 - \$34,999	96	7.60	1,445	12.07	3,158	11.19
Income \$35,000 - \$49,999	198	15.68	2,061	17.21	4,893	17.33
Income \$50,000 - \$74,999	300	23.75	2,688	22.45	6,679	23.66
Income \$75,000 - \$99,999	178	14.09	1,474	12.31	3,734	13.23
Income \$100,000 - \$124,999	115	9.11	1,128	9.42	2,421	8.58
Income \$125,000 - \$149,999	82	6.49	523	4.37	1,127	3.99
Income \$150,000 - \$199,999	64	5.07	417	3.48	791	2.80
Income \$200,000 - \$499,999	67	5.30	263	2.20	539	1.91
Income \$500,000 and over	8	0.63	18	0.15	45	0.16
<b>2011 Est. Average Household Income</b>	\$85,103		\$67,936		\$65,993	
<b>2011 Est. Median Household Income</b>	\$65,354		\$54,869		\$54,566	
<b>2011 Est. Per Capita Income</b>	\$28,536		\$24,244		\$23,554	
<b>2011 Median HH Inc by Single Race Class or Ethn</b>						
White Alone	80,634		62,557		59,647	
Black or African American Alone	52,388		46,344		48,107	
American Indian and Alaska Native Alone	56,114		44,044		44,094	
Asian Alone	68,804		65,642		62,495	
Native Hawaiian and Other Pacific Islander Alone	35,000		32,447		31,786	
Some Other Race Alone	31,830		45,479		46,666	
Two or More Races	57,146		45,038		47,461	
Hispanic or Latino	40,638		36,682		40,154	
Not Hispanic or Latino	66,567		57,151		55,904	