

FOR LEASE

ROCKDALE SQUARE

1910 HIGHWAY 20 SE
CONYERS, GA 30013


AMERICAN CAPITAL PROPERTIES



OVERVIEW

- » Excellent visibility, easy signaled access, high traffic counts and excellent demographics
- » Perfect opportunity to lease a big-box space in a thriving retail area; anchor available
- » Piedmont Medical Care in early 2017 joined national tenants Honey Baked Ham and Harbor Freight as long-term tenants at Rockdale Square
- » Some suites finished for specialty uses such as medical/dental office, restaurant, hair salon
- » Multiple suites could be combined to make room for larger tenants

LOCATION

- » Immediate area filled with major retailers and restaurants: Target, Lowe's, Publix, Walgreens, Dunkin' Donuts, Ross, Big Lots, Dollar Tree, Kroger, Panera, Starbucks, Walmart
- » Direct access to I-20
- » At the main intersection of Hwy 138 and Hwy 20 SE

DEMOGRAPHICS — 5-MILE RADIUS*

- » Average household income = \$65,533
- » Adult median age = 46 years
- » Estimated daytime population = 96,263

* Loopnet (2015)

TRAFFIC COUNTS (GDOT 2015)

- » Hwy 20 SE (north of Hwy 138) = 66,100/day
- » Hwy 20 SE / McDonough Hwy (south of Hwy 138) = 32,400/day
- » Hwy 138 / Stockbridge Hwy = 16,600/day

ASKING RATE

- » Negotiable rental rates

LEASE TYPE

- » NNN

SPACE AVAILABLE

- » 12 units available
- » 63,150+ rsf available
- » 38,857 rsf in one unit, former Publix Market and Spirit Halloween

FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896
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FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

AVAILABLE FLOOR PLANS

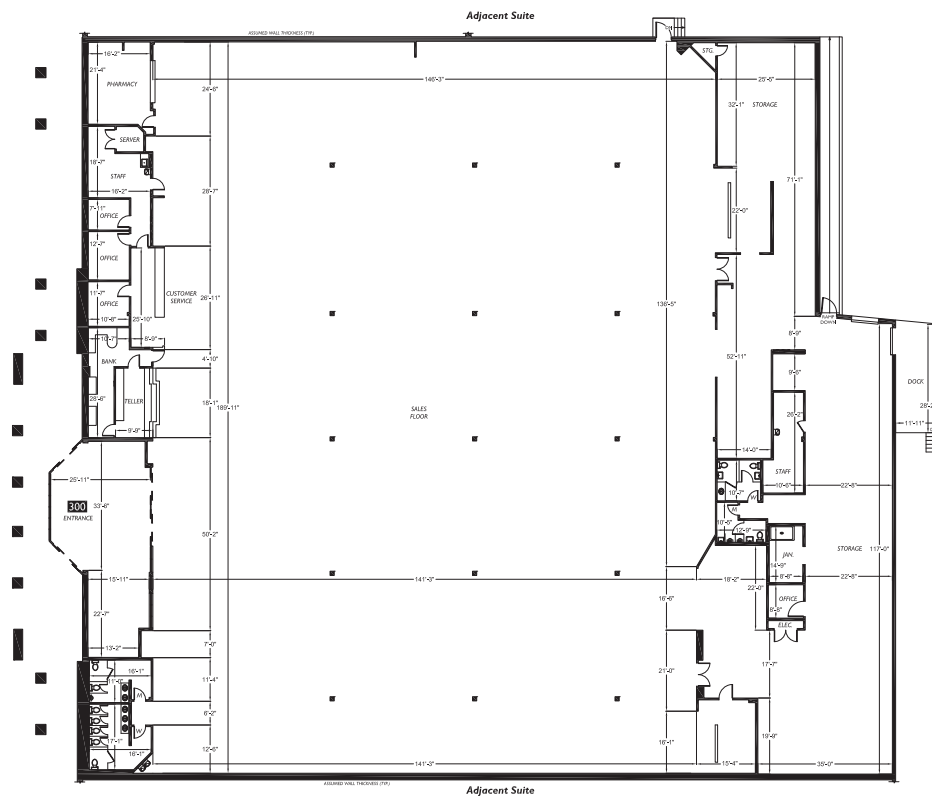


UNIT SQ FT

70	3,000
80	3,500
90	2,000
120	2,400
140	1,200
210	1,400
220	1,200
230	1,200
240	900
250	1,500
290	6,000
300	38,857

ANCHOR SPACE – UNIT 300 – 38,857 RSF

- » Accounts for 54.6% of the overall property
- » Former Publix market, seasonally Spirit Halloween
- » Building originally constructed as a Publix anchored property, so this is the highlight of the building



plans continue

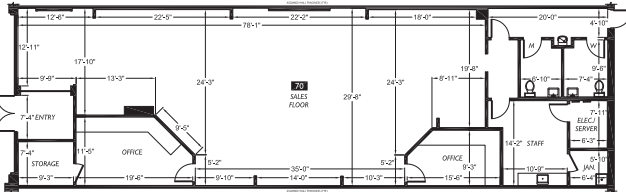
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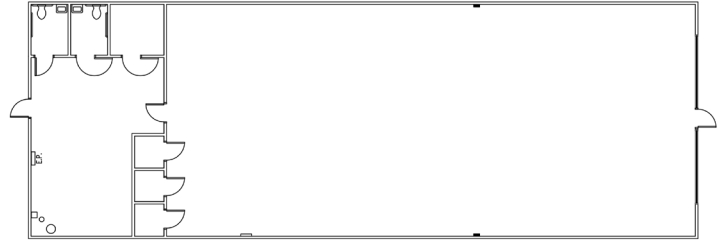
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AVAILABLE FLOOR PLANS (CONTINUED)

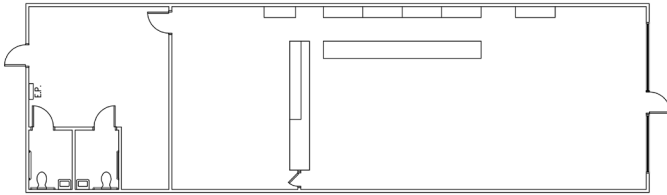
SUITE 70 – 3,000 RSF



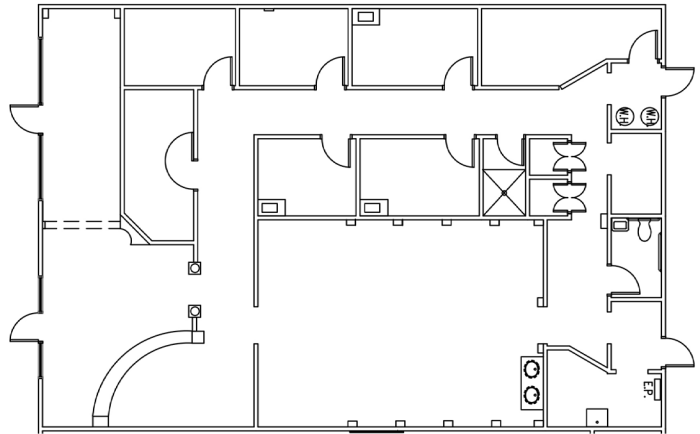
SUITE 80 – 3,500 RSF



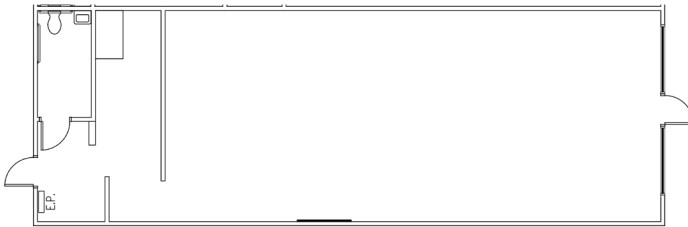
SUITE 90 – 2,000 RSF



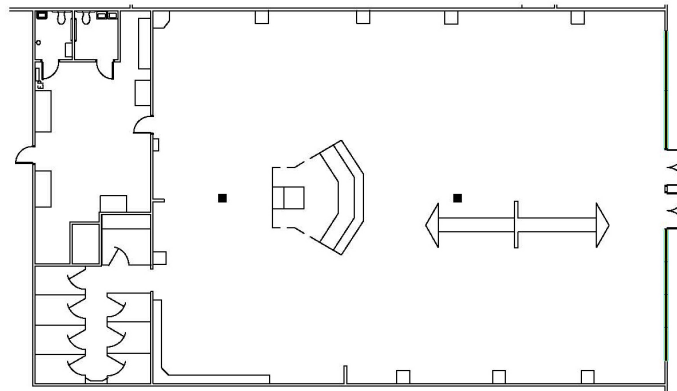
SUITE 120 – 2,400 RSF



SUITE 140 – 1,200 RSF



SUITE 290 – 6,000 RSF



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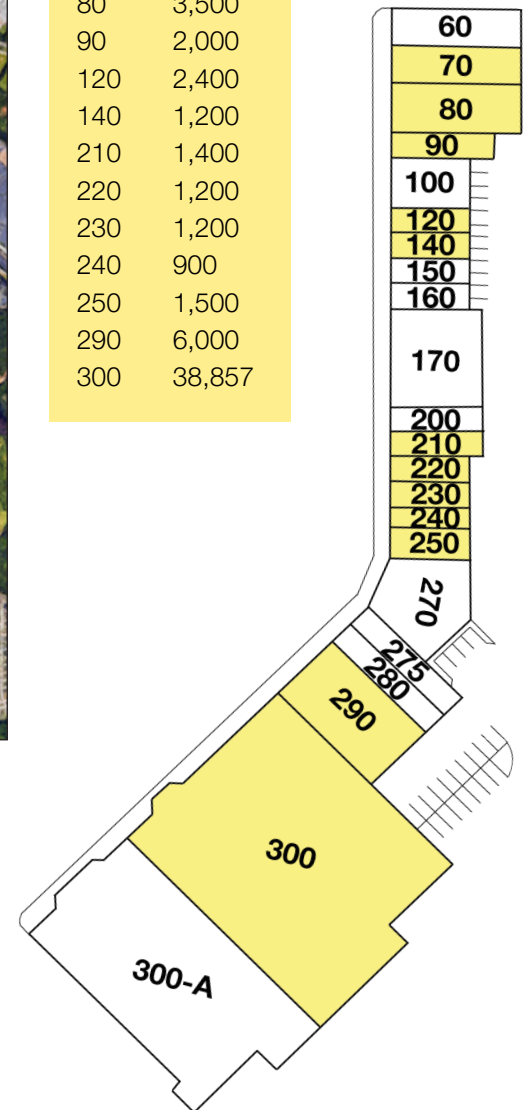
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MAPS | BUILDING FLOOR PLAN



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