

**1500 SIGMAN ROAD
CONYERS GEORGIA**

±1,200 SF
RETAIL SPACE



AVAILABLE:

±1,200 SF

USES:

Retail.

LEASE RATE:

\$ 2,500 per month

JOIN TENANTS:

Suite A - Shell Gas Station

Suite B - Vacant

Suite C - Beauty Supply / Braiding Shop

LOCATION OVERVIEW:

This property is located close to the intersection of Sigman Road and Rockbridge Road. Nearby retailers include The Waffle House, Dollar General, Publix and several Gas stations. There are several medical offices and facilities within 1 miles of the property such as Rockdale Hospital.

SUMMARY:

This is a retail building located directly on Sigman Road. The building is brand new construction. The interior is ready for your customized build out. The building boasts an excellent location with ample free parking.

SOUTHERN CAPITAL BROKERS

1226 Royal Dr SW suite Q
Conyers Georgia 30094
www.SouthernCapitalBrokers.com

DAVID BABATOPE

Commercial Broker

Mobile: 678 886-3669

Office: 678 263-4229

Email: scbcre@gmail.com

OVERVIEW

±1,200 SF
RETAIL SPACE

YEAR CONSTRUCTED:

2021

LOT SIZE:

1.30 Acres

OCCUPANCY:

80%

DAILY TRAFFIC COUNT:

15,250 VPD

PROPERTY INFO:

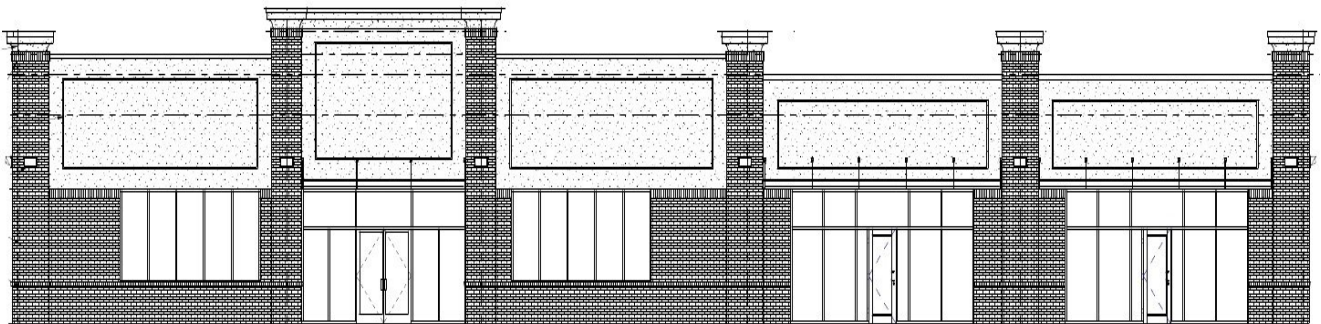
- Great Visibility
- Signage available
- Ample Parking Spaces
- 5,200 SF Building
- 1,200 SF Available for lease.
- Restrooms available
- Ready for your custom built-out.
- Possible long term lease considered.
- Zoned C2

PROPERTY HIGHLIGHTS

- Great visibility on Sigman Road
- Monument signage with excellent visibility from Sigman Road and Rockbridge Road.
- New Construction.
- Ample surface Parking Spaces.

PROPERTY SUMMARY

- \$ 2,500 per month.
- Year BUILT: 2021
- Lot Size: 1.00 Acres
- Available for lease: 1,200 SF
- Zoned: C2



1 FRONT ELEVATION
AS SCALE: 3/16" = 1'-0"

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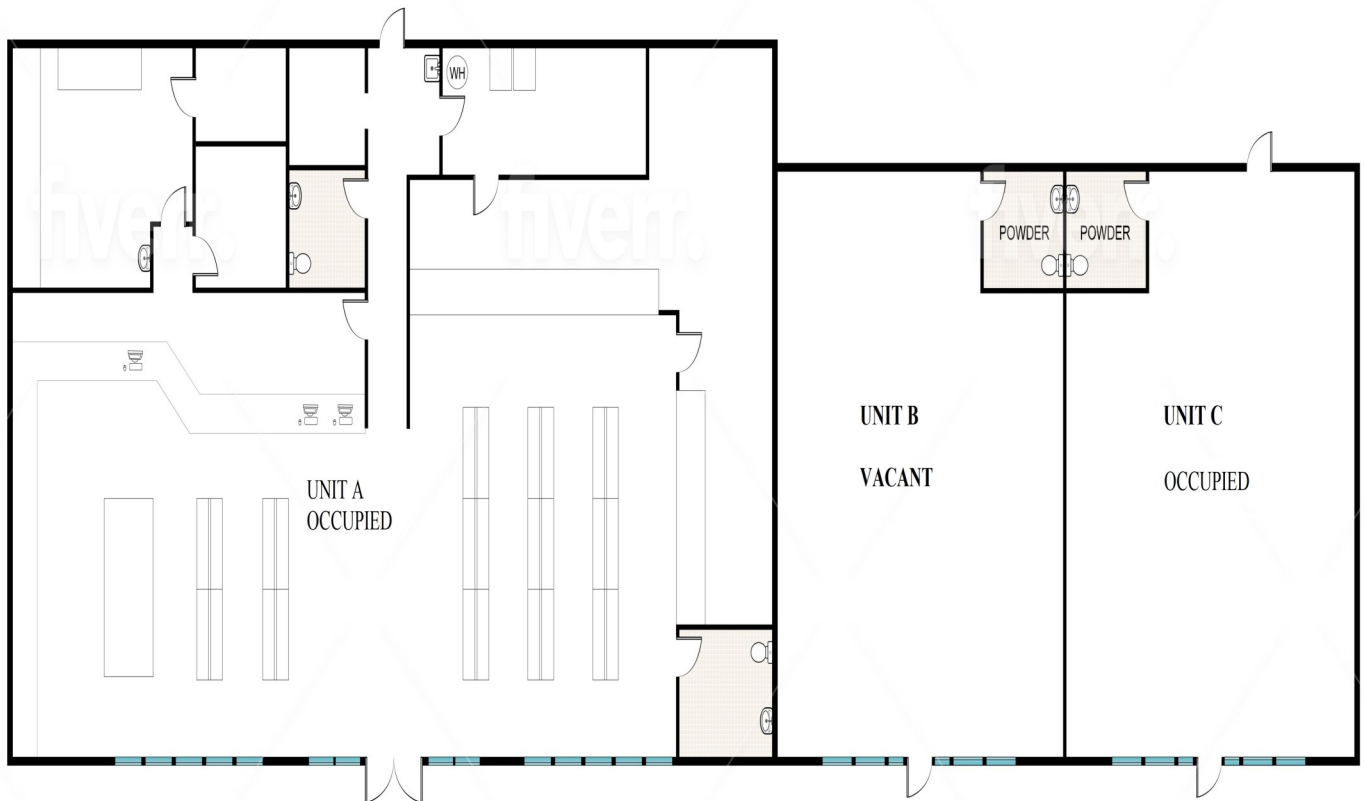
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FLOOR PLAN

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1500 SIGMAN ROAD, CONYERS GEORGIA 30012

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PICTURES

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PICTURES

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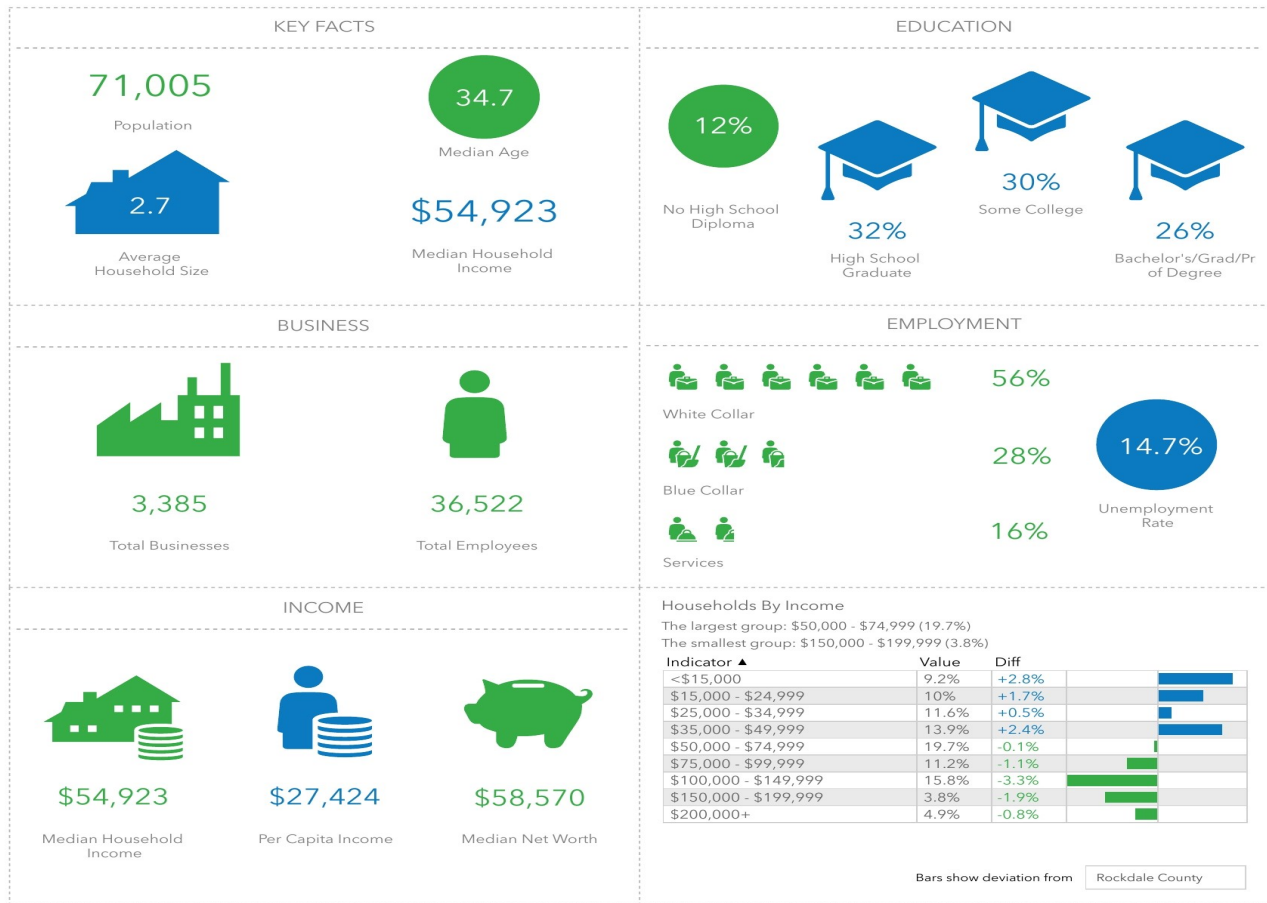
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KEY FACTS

±1,200 SF
RETAIL SPACE

1500 Sigman Rd NW, Conyers, Georgia, 30012 (5 miles)
1500 Sigman Rd NW, Conyers, Georgia, 30012
Ring of 5 miles

Southern Capital Brokers
Latitude: 33.68610
Longitude: -84.03273



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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ABOUT THE AREA

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CONYERS, GA

This family-friendly community is the only city in Rockdale County, Georgia. The County lies approximately 25 miles east of Atlanta along Interstate 20 with its major exit interchange at Georgia Highway 20/Georgia Highway 138. Rockdale County was formed in 1870 and gets its name from the granite bedrock that is found not far below the surface. Rockdale's only incorporated town, Conyers, was chosen as the county seat.

Formed in 1854, the citizens of Conyers created the city for the purposes of enhanced services and a better quality of life. Since then, those governing and serving the citizens of Conyers have long held these philosophy and mission statements to be utmost priority. The county started as a stop for travelers between Atlanta and Augusta.

Today, the economy of Rockdale County is supported by many industrial facilities besides a vibrant suburban area. Industries such as AT&T, Golden State Foods, Lithonia Lighting, and Pratt Industries provide many of the jobs in the county. Retail chains such as Home Depot, Kohl's, Lowe's, Target and Walmart are also major employers within the county. In addition, Rockdale County boasts a many Small, local businesses. The Conyers Rockdale Chamber of Commerce is well known across Georgia for its continued development in economic growth. More recently, the county has attracted many film companies and has been dubbed "the biggest little filming



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