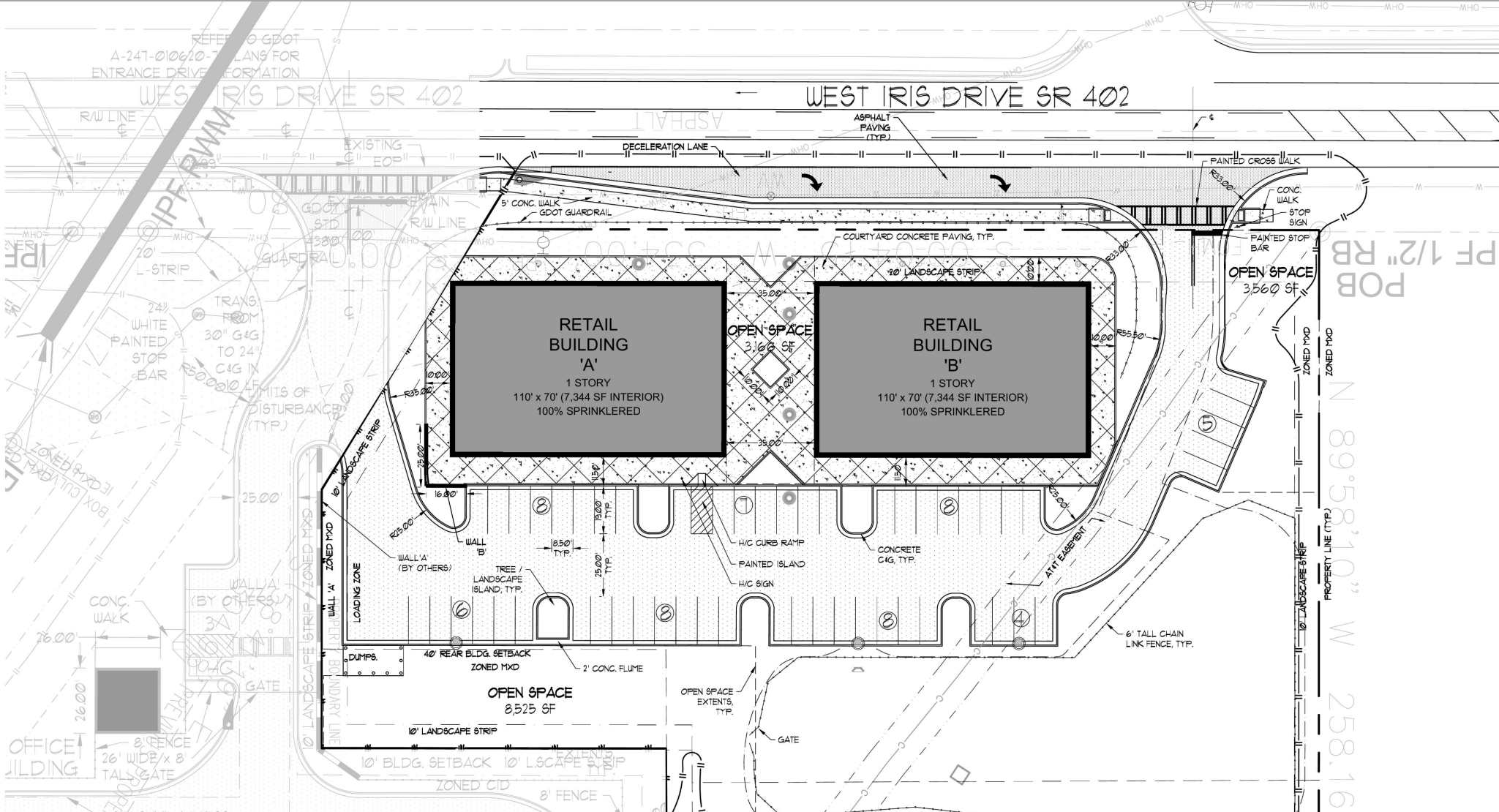


2001 WEST IRIS DRIVE SE, CONYERS, GEORGIA 30013

±2.119 ACRES | READY-TO-BUILD: SHOPPING CENTERS



SOUTHERN CAPITAL BROKERS

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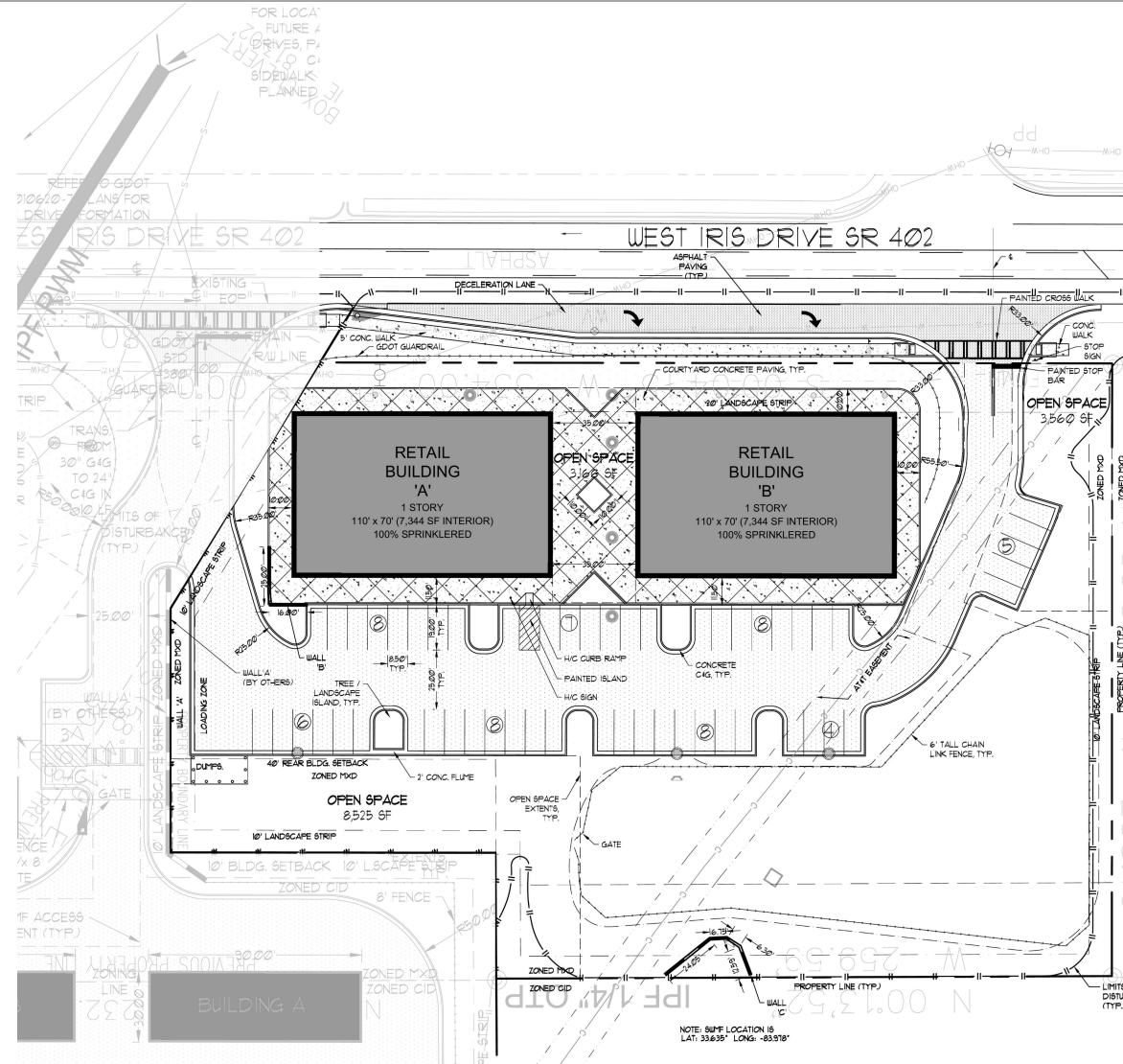
Ready-to-Build: Two Standalone Shopping Centers Available

Southern Capital Brokers is pleased to present an outstanding shopping center development project on 2.119 acres in Conyers, Georgia, located at the intersection of Flat Shoals and West Iris Drive.

This project features two freestanding shopping centers, each with a building footprint of 7,344 square feet. The site is fully engineered with all utilities, zoning, and parking lot drawings preparation ready, making it ready for immediate construction.

The project is fully entitled with Rockdale County and is situated in an area with new developments including apartments, townhouses, hotels, and assisted living facilities. Its prime location is close to Salem Road and I-20, ensuring excellent accessibility and visibility.

Owners are willing to build to suit. This project is a unique opportunity to invest in a thriving community with rapid development and growth potential.



KEY FACTS

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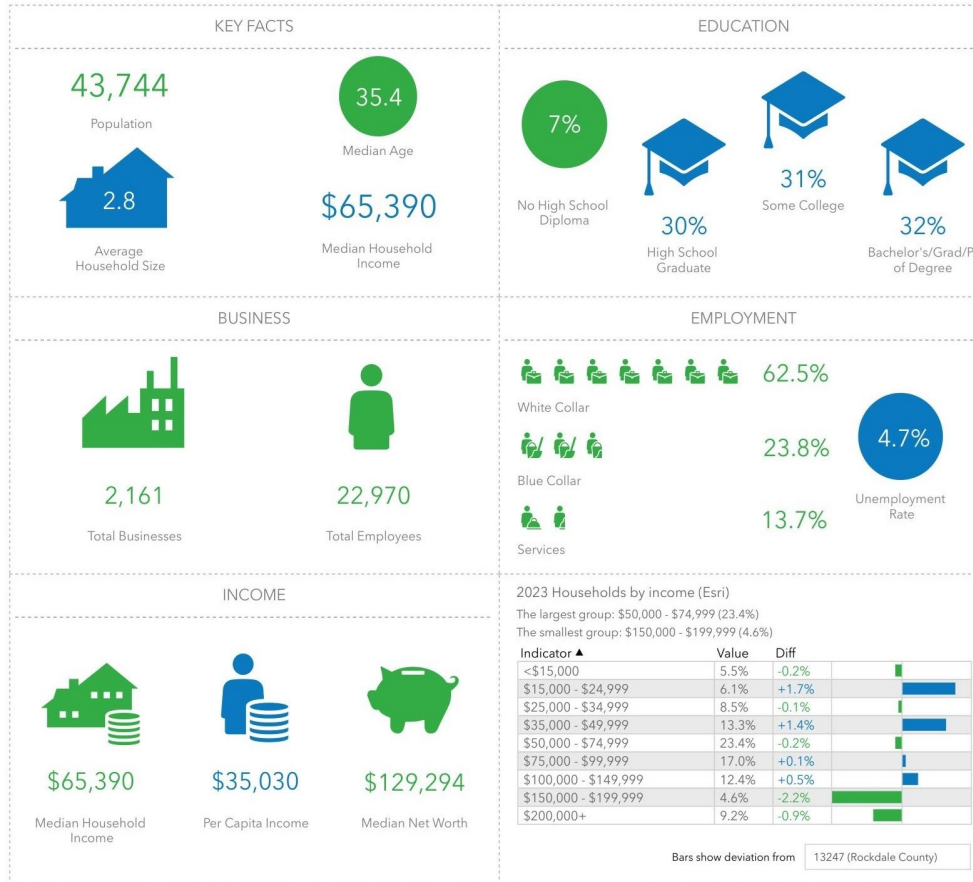
Key Facts

W Iris Dr (3 miles)
W Iris Dr, Conyers, Georgia, 30013
Ring of 3 miles

Southern Capital Brokers
Latitude: 33.63336
Longitude: -83.98195

Key Facts

W Iris Dr
Ring of 3 miles



GRAPHIC PROFILE

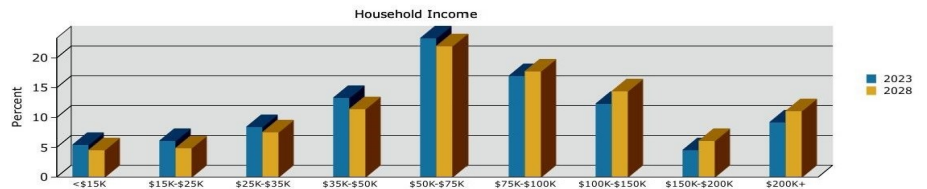
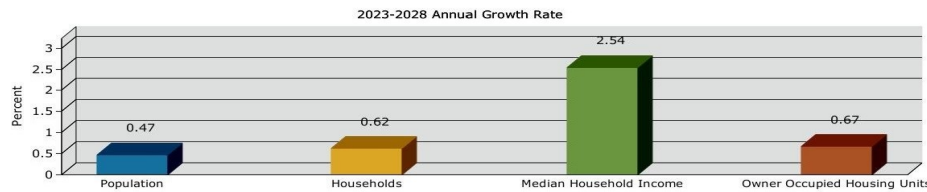
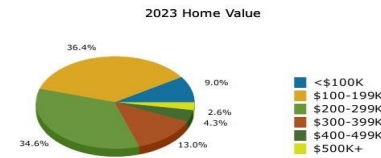
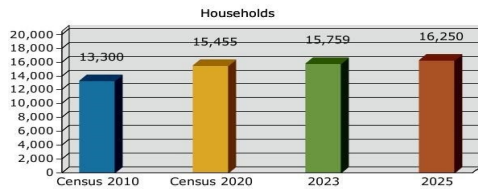
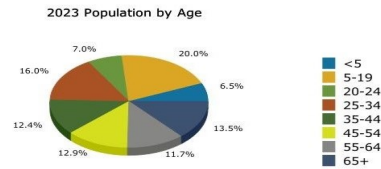
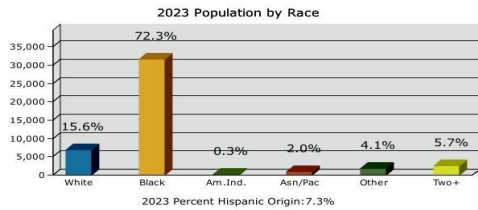
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Graphic Profile

W Iris Dr
W Iris Dr, Conyers, Georgia, 30013
Ring: 3 mile radius

Southern Capital Brokers
Latitude: 33.63336
Longitude: -83.98195



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 14, 2023

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DEMOGRAPHIC

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Demographic and Income Profile

W Iris Dr
W Iris Dr, Conyers, Georgia, 30013
Ring: 3 mile radius

Southern Capital Brokers
Latitude: 33.63336
Longitude: -83.98195

Summary	Census 2010	Census 2020	2023	2028				
Population	36,803	43,042	43,744	44,775				
Households	13,300	15,455	15,759	16,250				
Families	9,559	-	10,985	11,307				
Average Household Size	2.77	2.78	2.77	2.75				
Owner Occupied Housing Units	8,094	-	9,832	10,165				
Renter Occupied Housing Units	5,207	-	5,927	6,085				
Median Age	33.7	-	35.4	35.2				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.47%	0.51%	0.30%					
Households	0.62%	0.65%	0.49%					
Families	0.58%	0.59%	0.44%					
Owner HHs	0.67%	0.82%	0.66%					
Median Household Income	2.54%	3.01%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	863	5.5%	741	4.6%				
\$15,000 - \$24,999	969	6.1%	800	4.9%				
\$25,000 - \$34,999	1,334	8.5%	1,233	7.6%				
\$35,000 - \$49,999	2,102	13.3%	1,854	11.4%				
\$50,000 - \$74,999	3,683	23.4%	3,584	22.1%				
\$75,000 - \$99,999	2,675	17.0%	2,889	17.8%				
\$100,000 - \$149,999	1,954	12.4%	2,348	14.4%				
\$150,000 - \$199,999	722	4.6%	993	6.1%				
\$200,000+	1,456	9.2%	1,807	11.1%				
Median Household Income	\$65,390		\$74,112					
Average Household Income	\$96,713		\$110,934					
Per Capita Income	\$35,030		\$40,540					
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	2,873	7.8%	2,846	6.5%	3,007	6.7%		
5 - 9	2,896	7.9%	2,970	6.8%	2,940	6.6%		
10 - 14	3,127	8.5%	2,912	6.7%	3,016	6.7%		
15 - 19	3,057	8.3%	2,865	6.5%	2,660	5.9%		
20 - 24	2,292	6.2%	3,077	7.0%	2,850	6.4%		
25 - 34	4,791	13.0%	7,002	16.0%	7,773	17.4%		
35 - 44	5,725	15.6%	5,435	12.4%	5,883	13.1%		
45 - 54	5,188	14.1%	5,623	12.9%	5,162	11.5%		
55 - 64	3,699	10.1%	5,113	11.7%	4,929	11.0%		
65 - 74	1,908	5.2%	3,792	8.7%	3,879	8.7%		
75 - 84	974	2.6%	1,664	3.8%	2,104	4.7%		
85+	274	0.7%	446	1.0%	573	1.3%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,567	28.7%	7,042	16.4%	6,811	15.6%	6,168	13.8%
Black Alone	22,970	62.4%	31,006	72.0%	31,639	72.3%	32,841	73.3%
American Indian Alone	97	0.3%	138	0.3%	143	0.3%	152	0.3%
Asian Alone	749	2.0%	743	1.7%	794	1.8%	840	1.9%
Pacific Islander Alone	29	0.1%	83	0.2%	88	0.2%	97	0.2%
Some Other Race Alone	1,424	3.9%	1,678	3.9%	1,787	4.1%	1,948	4.4%
Two or More Races	967	2.6%	2,351	5.5%	2,481	5.7%	2,728	6.1%
Hispanic Origin (Any Race)	2,757	7.5%	2,990	6.9%	3,211	7.3%	3,529	7.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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DEMOGRAPHIC

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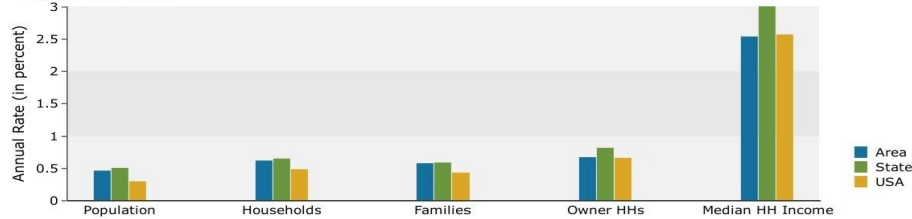


Demographic and Income Profile

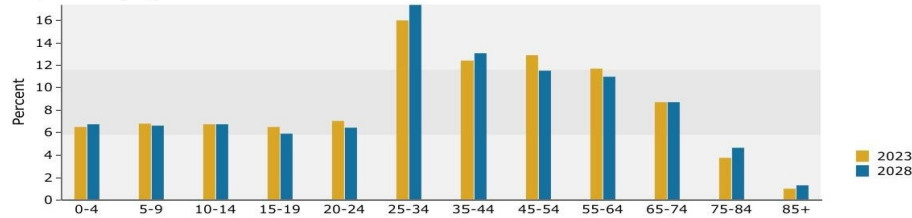
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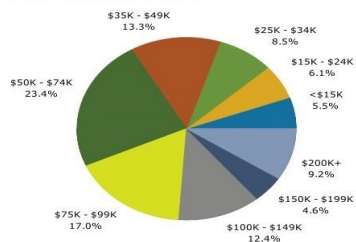
Trends 2023-2028



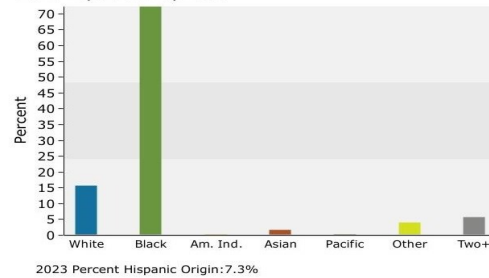
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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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



Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

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