

SITES AVAILABLE



GA Highway 138 N | Conyers, Georgia, 30013

Ground Lease Build-to-Suit

Located in Conyers on GA Highway 138 N, less than 2 miles from Interstate 20 (Exit #82), these sites offer convenient access to major thoroughfares with superior visibility. With over 30,000 cars traveling daily past the sites on Highway 138 and 2,000+ employees in the adjacent business park, these sites provide an excellent opportunity for retail, medical and office users that require a well-traveled, highly visible location.

Sites Available:

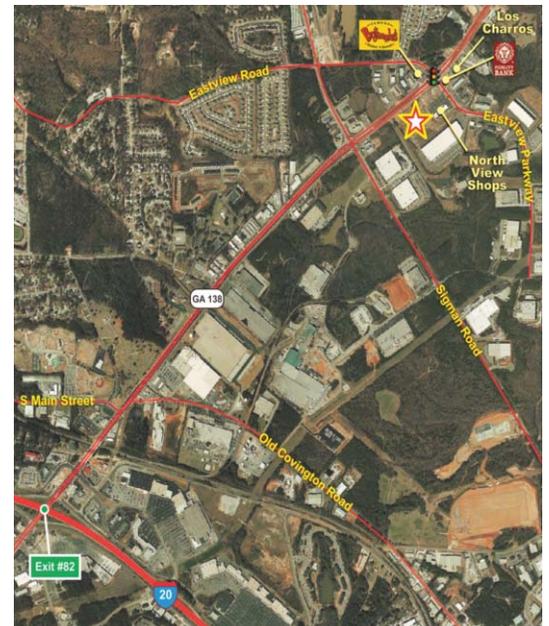
1.16 AC (Outparcel) , 1.30 AC (Outparcel)
2.34 AC (Outparcel), 1.72 AC (Outparcel)
4.68 AC (Site)

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,786	28,153	70,295
Households	1,746	10,172	24,810
Average HH Income	\$48,570	\$51,990	\$63,925

TRAFFIC COUNTS

GA Hwy 138	32,100
Sigman Rd	20,800



FOR MORE
INFORMATION
PLEASE CONTACT

BOBBY MASON
770.729.2817
BMAYSON@lavista.com

WWW.LAVISTA.COM

DISCLOSURE AND DISCLAIMER: Lavista Associates, Inc. ("Broker") is acting as agent for, and being compensated by, the Owner of this Property, and is not acting as agent for the prospective purchaser or tenant. Broker provides the within information together with all other information of every type, herewith or later provided, only to expedite a potential purchaser's or tenant's decision of whether to proceed with an independent in-depth investigation of the property. Said information shall not be used for any other purpose. All information provided by Broker is not guaranteed or warranted and may not cover all material facts. Broker expressly disclaims all express or implied responsibility for errors, omissions, representations with respect to matters of price, value, income, expense, legal or tax consequences, conditions of soil, structure, roof or operating systems, investment potential, compliance with applicable law, suitability for intended use or any other matter. Potential purchasers or tenants are responsible for verifying all material considerations and insuring that their offer is contingent upon such verification. The availability of the property is subject, without notice, to changes, prior sale, or withdrawal at any time. Financing, loan assumptions and leases are subject to credit approval and other conditions. This document is not an offer open for acceptance. Broker has no power to obligate or bind the Owner of the Property. Owner may be bound only by a formal written agreement fully executed by all parties at interest, which agreement may be subject to conditions or rejection without reason. In consideration for the within information the recipient 1) accepts and uses the information and related material subject to these conditions, 2) agrees to rely solely on its right, and assumes the duty, to independently obtain and analyze all material information, and 3) agrees not to rely on any information provided by Broker. Persons associated with Broker may not alter or modify these provisions. Sub-agents of Broker and agents representing any purchaser or tenant shall disclose these terms to their prospects. Reproduction hereof, in whole or in part, without the prior written permission of Broker is strictly prohibited. (Rev. 5-88)