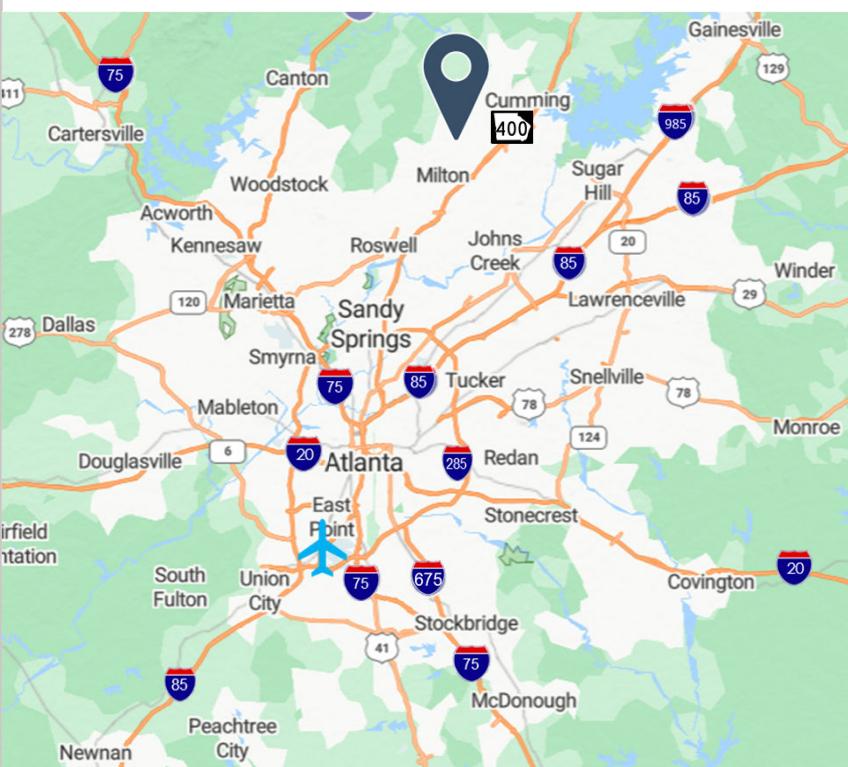


CONYERS POINTE

1648 Highway 138 | Conyers, GA 30013 | Rockdale County



Available Retail & Restaurant



PROPERTY INFORMATION:

Sprouts Farmer's Market is planned to open August 2026. The new phase of development is adjacent to the high traffic LA Fitness. The super regional trade area includes Target, Lowes, Home Depot, Wal-Mart, Belk, Academy Sports, Floor & Décor, AMC, Best Buy and More.

PROPERTY HIGHLIGHTS:

| | |
|--------------|--|
| Project GLA: | 32,231 SF (Excludes LA Fitness) |
| Available: | 1,400 SF up to 2,830 SF Includes end cap with patio |
| Anchor: | Sprouts Farmer's Market & LA Fitness |
| Type: | Community Grocery Anchored |
| Parks: | Ample Parking |



COLUMBIA PROPERTIES



Leasing Contact:

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| SUITE | TENANTS | SF | Comments |
|----------------|-------------------------|--------|---|
| B | Sprouts Farmer's Market | 23,256 | |
| SHOPS 1 | | | |
| 1 | AVAILABLE | 1,413 | End cap up to 2,830 SF. Grease Trap & Patio. |
| 2 | AVAILABLE | 1,417 | |
| 3 | Luxury Nails | 3,200 | |
| 4 | First Watch | 3,900 | |
| SHOPS 2 | | | |
| 1 - 2 | AVAILABLE | 2,800 | Divisible to 1,400 SF. 70' Depths. |

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DEMOGRAPHICS

DRIVE TIME

| | 3 Miles | 5 Miles | | 10 Min | 15 Min |
|--------------------|----------|-----------|--------------------|----------|----------|
| Population | 43,456 | 94,104 | Population | 53,809 | 144,986 |
| Households | 15,825 | 33,474 | Households | 19,429 | 53,031 |
| Average HH Income | \$89,155 | \$101,343 | Average HH Income | \$94,394 | \$96,959 |
| Daytime Population | 59,101 | 96,752 | Daytime Population | 68,902 | 146,045 |

LATITUDE | LONGITUDE
33.646694 | -84.011284

TRAFFIC COUNTS
44,600 Highway 138 (North) | 33,400 Highway 138 (South)

CONYERS POINTE

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Columbia Properties Incorporated has developed more grocery anchored shopping centers than any other developer in Georgia since our inception in 1981. In addition to our development expertise, CPI continues to achieve recognition as one of Atlanta's most successful retail investment, leasing and management firms. We apply the same vigorous analysis and due diligence in providing investment recommendations for our partners and third-party clients as for ourselves. CPI has successfully established and fostered relationships with some of the most prominent grocery and retail tenants in the country.



Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments. We provide very individual attention to our Landlords, Developers and the Communities we serve.

RLA prides itself on being a small firm with the reach and resources of a large firm.

LEASING CONTACT:

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