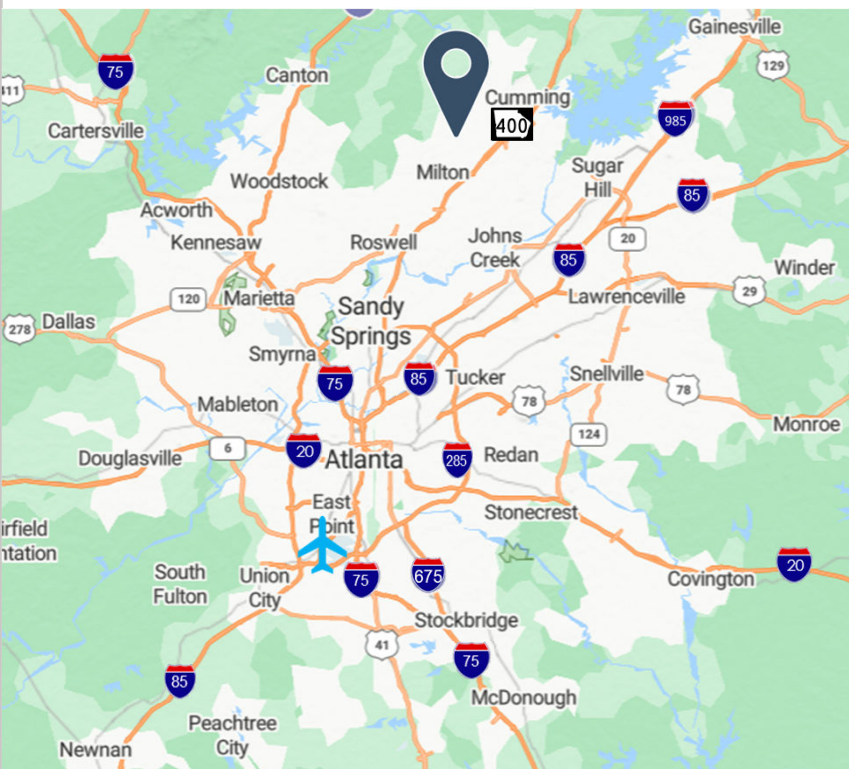


CONYERS POINTE

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:
SHANNON SHUMAN MARTIN
404.312.4305

Shannon@RetailLeasingAdvisors.net
www.RetailLeasingAdvisors.net

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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.

CONYERS POINTE

1648 Highway 138 | Conyers, GA 30013 | Rockdale County



	DEMOGRAPHICS		DRIVE TIME	
	3 Miles	5 Miles	10 Min	15 Min
Population	43,456	94,104	Population	53,809
Households	15,825	33,474	Households	19,429
Average HH Income	\$89,155	\$101,343	Average HH Income	\$94,394
Daytime Population	59,101	96,752	Daytime Population	68,902
				144,986
				53,031
				\$96,959
				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:
Shannon Shuman Martin
404.312.4305
shannon@retailleasingadvisors.net
www.RetailLeasingAdvisors.net

