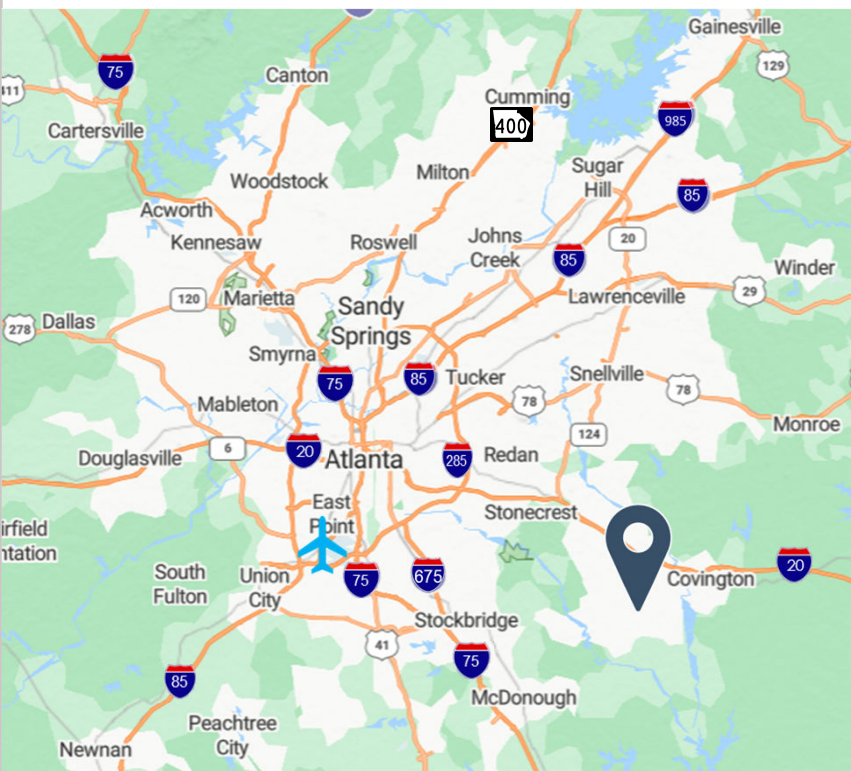


CONYERS POINTE

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, Best Buy and More. Leases signed with First Watch & Luxury Nails.

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



Leasing Contact:
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CONYERS POINTE



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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

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DEMOGRAPHICS

DRIVE TIME

	3 Miles	5 Miles
Population	43,456	94,104
Households	15,825	33,474
Average HH Income	\$89,155	\$101,343
Daytime Population	59,101	96,752

	10 Min	15 Min
Population	53,809	144,986
Households	19,429	53,031
Average HH Income	\$94,394	\$96,959
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

1648 Highway 138 | Conyers, GA 30013 | Rockdale County



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.



COLUMBIA PROPERTIES



COLUMBIA RETAIL MANAGEMENT

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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RETAIL LEASING
ADVISORS