



# Conyers Crossing

**TOTAL VISITORS**  
**288K**  
**(12 MONTHS)**

Conyers Crossing boasts an alluring array of well-known national and regional tenants such as Burlington, Hobby Lobby, Rainbow, and Burger King, just to name a few. These businesses are renowned for their ability to meet the diverse needs of the surrounding community. The center enjoys exceptional visibility and store frontage, along with the added advantage of 5 convenient points of ingress/egress. With an impressive visit frequency of 3.07, the center continues to attract its most devoted customers.

## OVERVIEW

**1485 - 1527 Highway 138 SE**  
**Conyers, GA 30013**

**For Lease**  
**Type: Retail**  
**Total SF: 170,475**

## RETAILERS INCLUDE



## LEASING ASSOCIATE



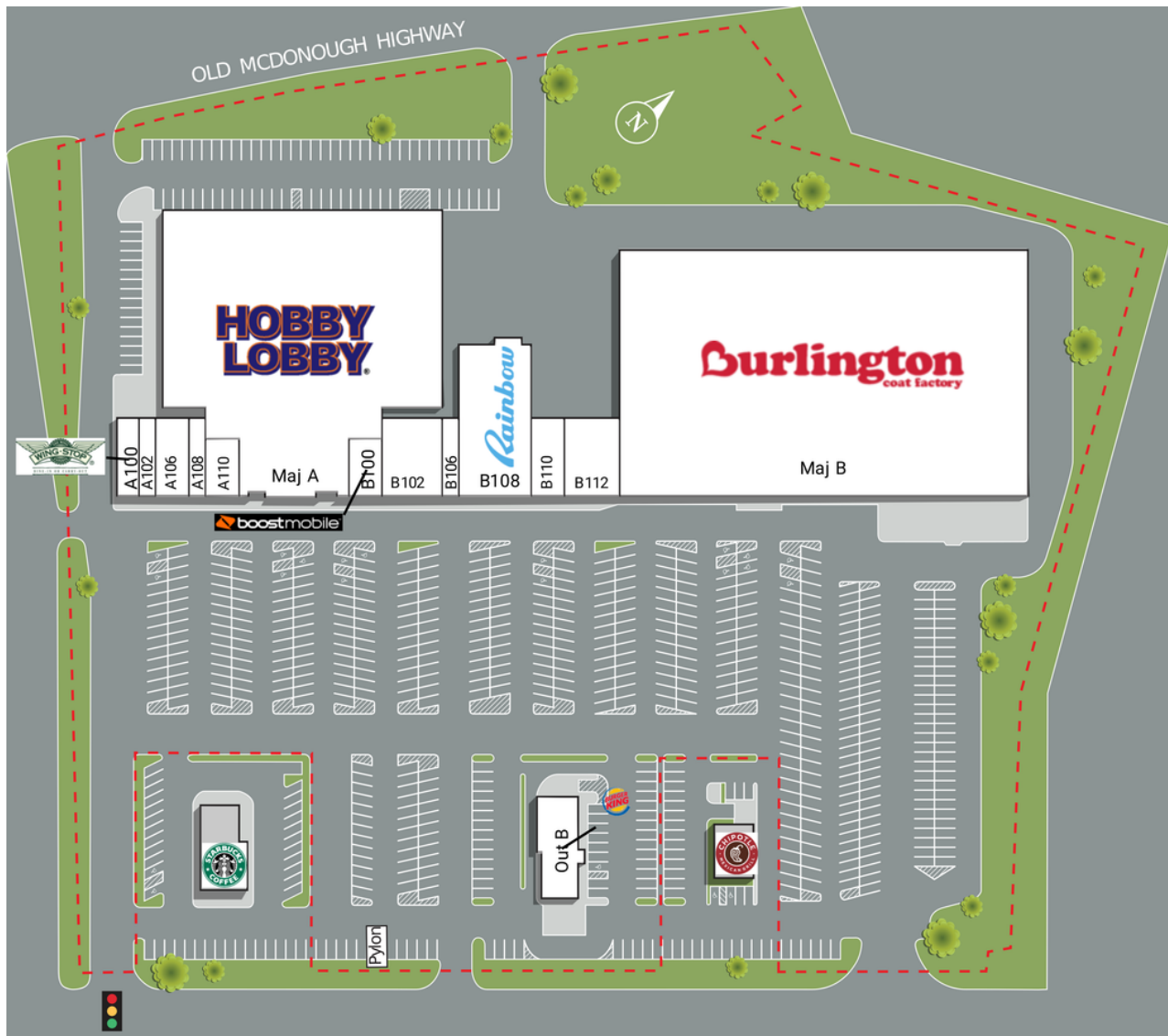
**Denbeigh Marchant**  
*VP of Leasing*  
(757) 567-2883  
denbeigh@whlr.us

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	41,637	83,400	266,651
HOUSEHOLDS	14,820	28,542	92,638
AVG. HH INCOME (\$)	\$70,981	\$74,892	\$73,438
MEDIAN AGE	35	36	36

# Conyers Crossing

1485 - 1527 Highway 138 SE  
Conyers, GA 30013



SUITE	TENANTS	S.F.
A100	Wingstop	1,400
A102	True Hair	1,050
A106	Golden Krust Caribbean Bakery	2,100
A108	Rose Couture Boutique	1,050
A110	Republic Finance	1,500
MAJ A	Hobby Lobby	55,363
B100	Boost Mobile	1,500
B102	Tasteful Tom's	3,825
B106	F & D Barber Shop	1,075
B108	Rainbow	8,640
B110	Mindy's Nails & Spa	2,100
B112	Appliances 4 Less America	3,500
MAJ B	Burlington Coat Factory	83,552
OUT B	Burger King	3,820

# Conyers Crossing

1485 - 1527 Highway 138 SE  
Conyers, GA 30013



**AADT: 84,721 (US Hwy 138 SE)**  
**Avg. Hourly Traffic: 2,810 (US Hwy 138 SE)**

#### DISCLAIMER

The information contained herein has been obtained from sources we believe to be reliable; however, we have not investigated nor verified any information and make no guarantee, warranty or representation to the accuracy or completeness of information. By accepting this Marketing Brochure, you agree to release Wheeler Real Estate Company and WHLR and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or lease of this property. This Marketing Brochure and offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.