



Conyers Crossroads

1454 Dogwood Dr SE, Conyers GA

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Property Overview

Available Spaces:

- 1,600 SF • 4,800 SF
- 2,000 SF • 5,250 SF

- Premier 465,993 SF regional shopping center in the Conyers market which draws over 3.4 million visitors annually.
- Anchored by strong national tenant mix including Kohls, Belk, AMC, TJ Maxx, HomeGoods and Best Buy.
- Accessible with easy access along Hwy138 (34,900 VPD) which is undergoing road widening improvements.
- Strong visibility with over 2,000 feet of frontage along Highway I-20.



AREA DEMOGRAPHICS



Total Population

1-Mile: 4,618
3-Mile: 42,947
5-Mile: 93,414



Total Households

1-Mile: 1,878
3-Mile: 15,457
5-Mile: 33,277



Avg. HH Income

1-Mile: \$73,322
3-Mile: \$88,356
5-Mile: \$100,391



Daytime Population

1-Mile: 11,185
3-Mile: 56,931
5-Mile: 96,628



Traffic Counts

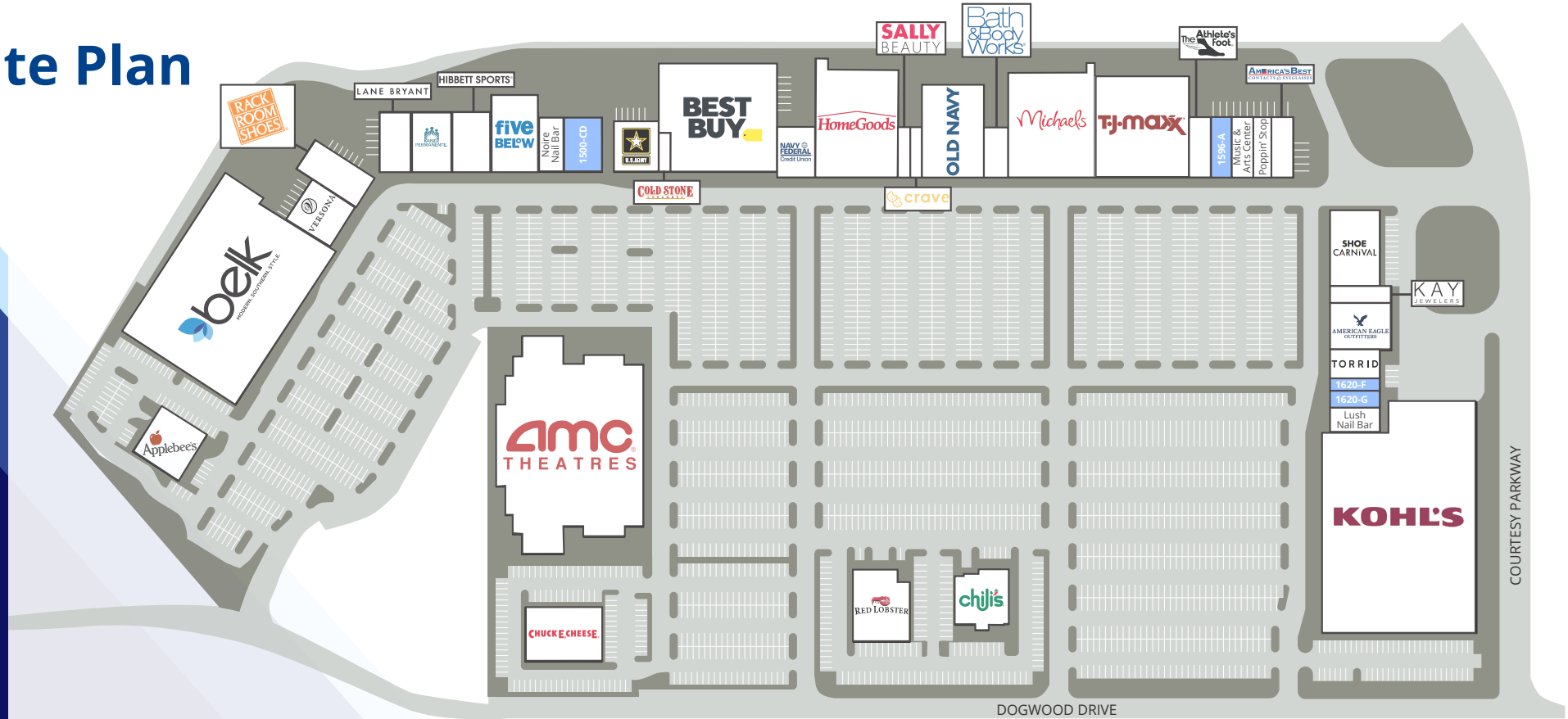
97,400 VPD **34,900 VPD**
I-20 Hwy 138



Visitation Count

3.4 Million
Visits per year

Site Plan



Ste	Tenant	SF
1448	Applebees	5,532
1454	Belk	65,927
1462-A	Versona	6,400
1462-B	Rack Room Shoes	5,500
1478-A	Lane Bryant	4,800
1478-C	Kaiser Permanente	6,700
1486-A	Hibbett Sports	6,000
1468-B	Five Below	10,000
1500-AB	Noire The Nail Bar	3,200
1500-CD	AVAILABLE	4,800
1522-ABCE	Dept of Army	5,266
1522-D	Cold Stone Creamery	1,520

Ste	Tenant	SF
1540	Best Buy	33,021
1544-A	Navy Federal Credit Union	4,800
1550	HomeGoods	24,049
1564-A1	Sally Beauty Supply	1,520
1564-A2	Crave Cookies	1,280
1564	Old Navy	15,098
1564-C	Bath and Body Works	2,800
1596-B	Michaels	23,781
1590	TJ Maxx	25,000
1596	The Athletes Foot	4,000
1596-A	AVAILABLE	5,250
1596-B	Music & Arts Center	2,350

Ste	Tenant	SF
1596-C	Poppin Stop	1,500
1596-D	Americas Best Contact	3,500
1620-A	Shoe Carnival	10,000
1620-D1	Kay Jewelers	2,500
1620-D2	American Eagle	7,500
1620-E	Torrid	3,760
1620-F	AVAILABLE	1,600
1620-G	AVAILABLE	2,000
1620-H	Lush Nail Bar	3,200
1630	Kohls	86,584
1536	AMC	75,255

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