

A photograph of the Academy Sports + Outdoors storefront at the Salem Gate Shopping Center. The building has a white upper section with the "Academy" logo in large blue letters and "SPORTS+OUTDOORS" in smaller red letters below it. The lower section features stone veneer and large glass windows. A brown metal awning extends over the entrance. In the foreground, there are blue Nike-branded bollards and a grey trash can. The sky is blue with white clouds.

Academy
SPORTS+OUTDOORS

Salem Gate Shopping Center

1448 Old Salem Rd

Conyers, GA

Whitney Spangler

Senior Vice President

+1 404 574 1046

whitney.spangler@colliers.com

David Martos

Vice President

+1 404 574 1003

david.martos@colliers.com

Salem Gate Shopping Center

1448 Old Salem Rd

Property Details

Available Spaces: 5,200 SF

- Salem Gate Shopping Center is a newly redeveloped shopping center in Conyers GA with 187,000 SF of retail and a 48,800 SF Hotel
- Strong national anchors in Floor & Décor, Academy Sports & Outdoors and Northern Tool
- Premier visibility along I-20 with convenient access immediately off of the highway
- Easy signalized access with two lane left turn from State Highway 138, and a new traffic signal on Old Salem Road
- Ample parking available

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	5,845	44,510	93,727
Total Households	2,334	16,173	33,507
Household Income	\$79,961	\$88,891	\$99,712
Daytime Population	13,144	59,853	97,785



126,000 VPD
Interstate 20

45,500 VPD
Highway 138

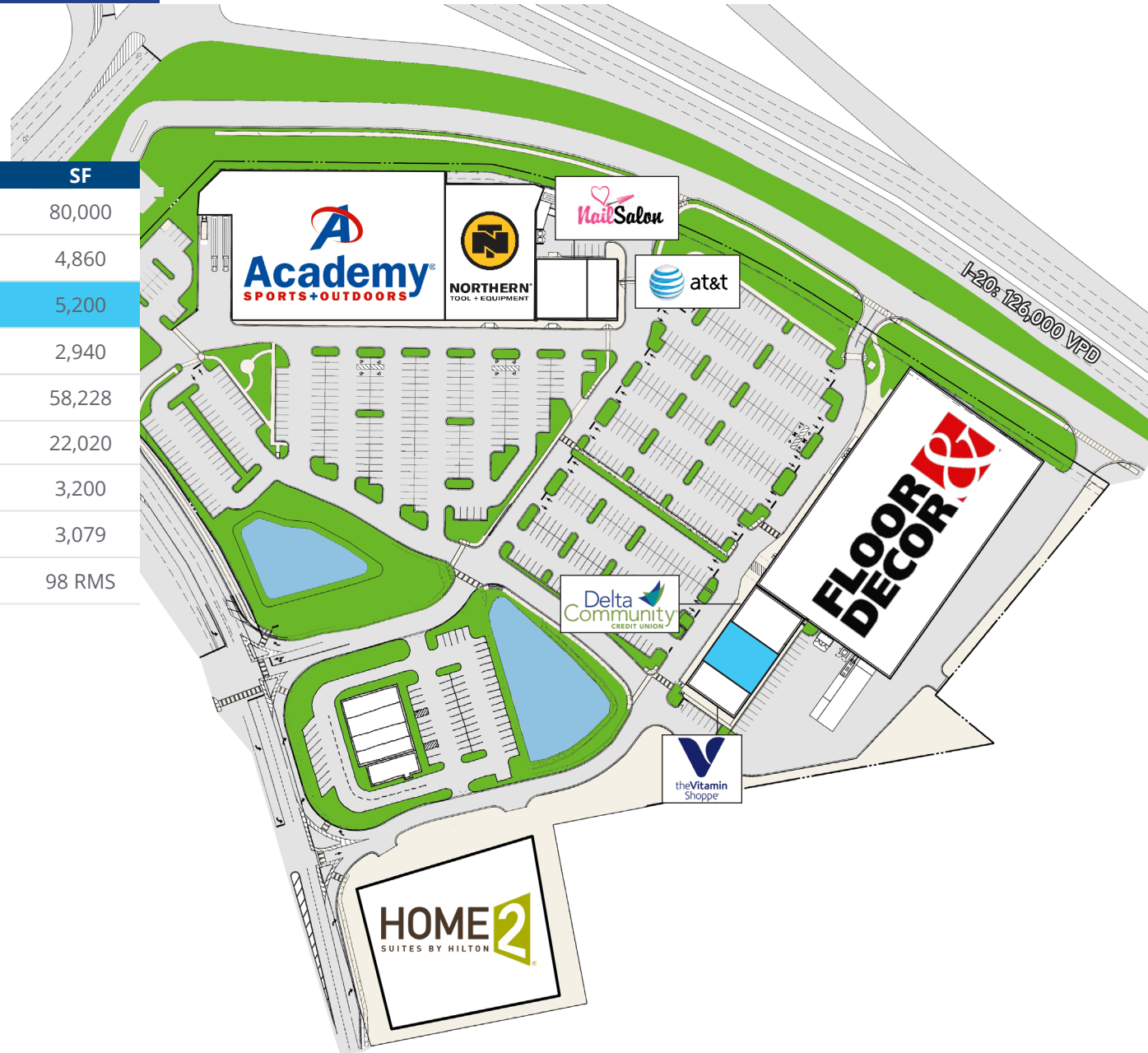


Salem Gate Shopping Center

1448 Old Salem Rd

Site Plan

SUITE	TENANT	SF
1A	Floor & Decor	80,000
100 - 200	Delta Community Credit Union	4,860
300	AVAILABLE	5,200
600	Vitamin Shoppe	2,940
2A	Academy Sports	58,228
2B	Northern Tool	22,020
2C-1B	Conyers Nail Lounge	3,200
2C-2	AT&T	3,079
	Hilton Home 2 Suites	98 RMS



Salem Gate Shopping Center

1448 Old Salem Rd

Trade Area



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.