

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. Several blue and white promotional signs are placed in front of the entrance. A person is walking in the parking lot to the left.

**Academy**  
SPORTS+OUTDOORS

# Salem Gate Shopping Center

1448 Old Salem Rd

Conyers, GA

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## Property Details

### Available Space(s):

» **Outlot 2: 1.05 AC Available**

- 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  |
|---------------------------|----------|----------|----------|
| <b>Total Population</b>   | 4,847    | 41,362   | 90,592   |
| <b>Total Households</b>   | 1,799    | 14,941   | 32,233   |
| <b>Household Income</b>   | \$79,134 | \$88,754 | \$98,251 |
| <b>Daytime Population</b> | 12,120   | 57,080   | 93,457   |



**120,000 VPD**  
Interstate 20

**44,600 VPD**  
Highway 138

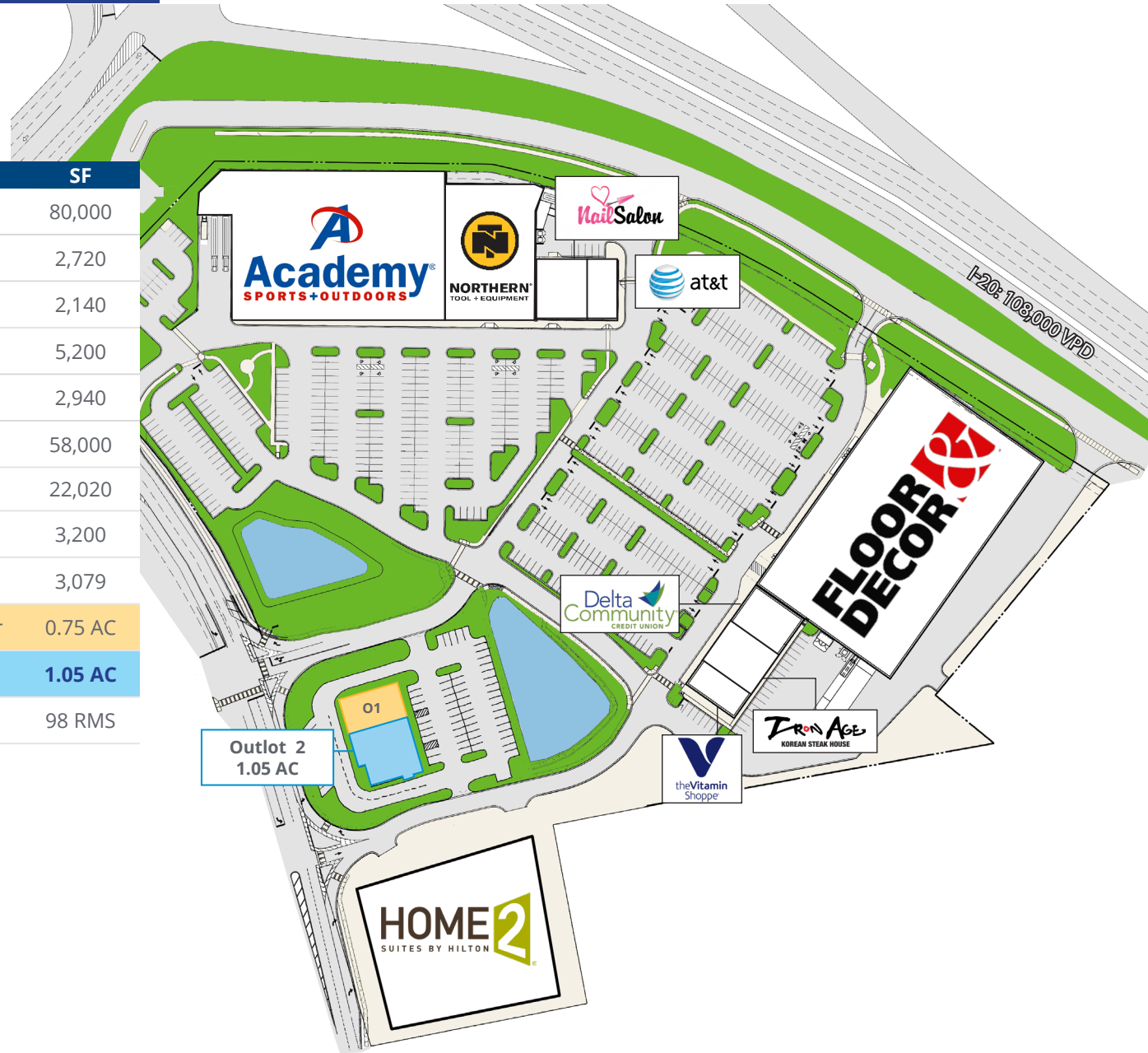


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## Site Plan

| SUITE | TENANT                                   | SF      |
|-------|------------------------------------------|---------|
| 1A    | Floor & Decor                            | 80,000  |
| 100   | Delta Community Credit Union             | 2,720   |
| 200   | Delta Community Credit Union             | 2,140   |
| 300   | Iron Age Korean BBQ                      | 5,200   |
| 600   | Vitamin Shoppe                           | 2,940   |
| 2A    | Academy Sports                           | 58,000  |
| 2B    | Northern Tool                            | 22,020  |
| 2C-1B | Conyers Nail Lounge                      | 3,200   |
| 2C-2  | AT&T                                     | 3,079   |
| O1    | At Lease with National Ground Lease User | 0.75 AC |
| O2    | Prime Outparcel Opportunity              | 1.05 AC |
|       | Hilton Home 2 Suites                     | 98 RMS  |



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## Trade Area

