

Stoneway Plaza

Adjacent to Conyers' Main Retail/Restaurant Corridor

Clearly Visible from I-20

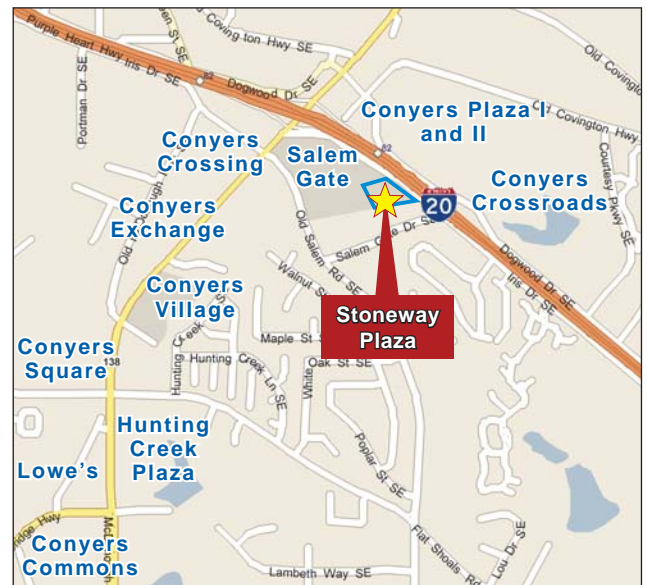
Near Major National Retailers



1363 Iris Drive (interstate frontage road), Conyers, Georgia 30013

FOR LEASE

- Located just off Georgia Hwy. 138 (63,900 vehicles per day) at its junction with I-20, in the epicenter of Conyers' commercial district.
- Diverse tenant mix is mainly small service-oriented businesses.
- Stoneway Plaza is directly across I-20 from Conyers Plaza, a massive power center anchored by Walmart Supercenter and Home Depot, and 465,000 SF Conyers Crossroads.
- Stoneway Plaza adjoins Salem Gate, a 23-acre tract soon to be redeveloped with big-box retailers.
- The subject is across Hwy. 138 from Conyers Crossing, anchored by Burlington Coat Factory and Hobby Lobby.



Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	4,500	38,166	81,032
Population Growth 2000-2015	7.2%	36.9%	43.9%
Projected Growth 2015-2020	1.8%	5.4%	5.4%
Total Households	1,702	13,814	28,601
Average Household Income	\$51,935	\$59,650	\$60,675
Hispanic Percent of Population	20.6%	12.1%	11.6%

Traffic Count

63,900 Georgia Hwy. 138

FOR MORE INFORMATION, CONTACT:

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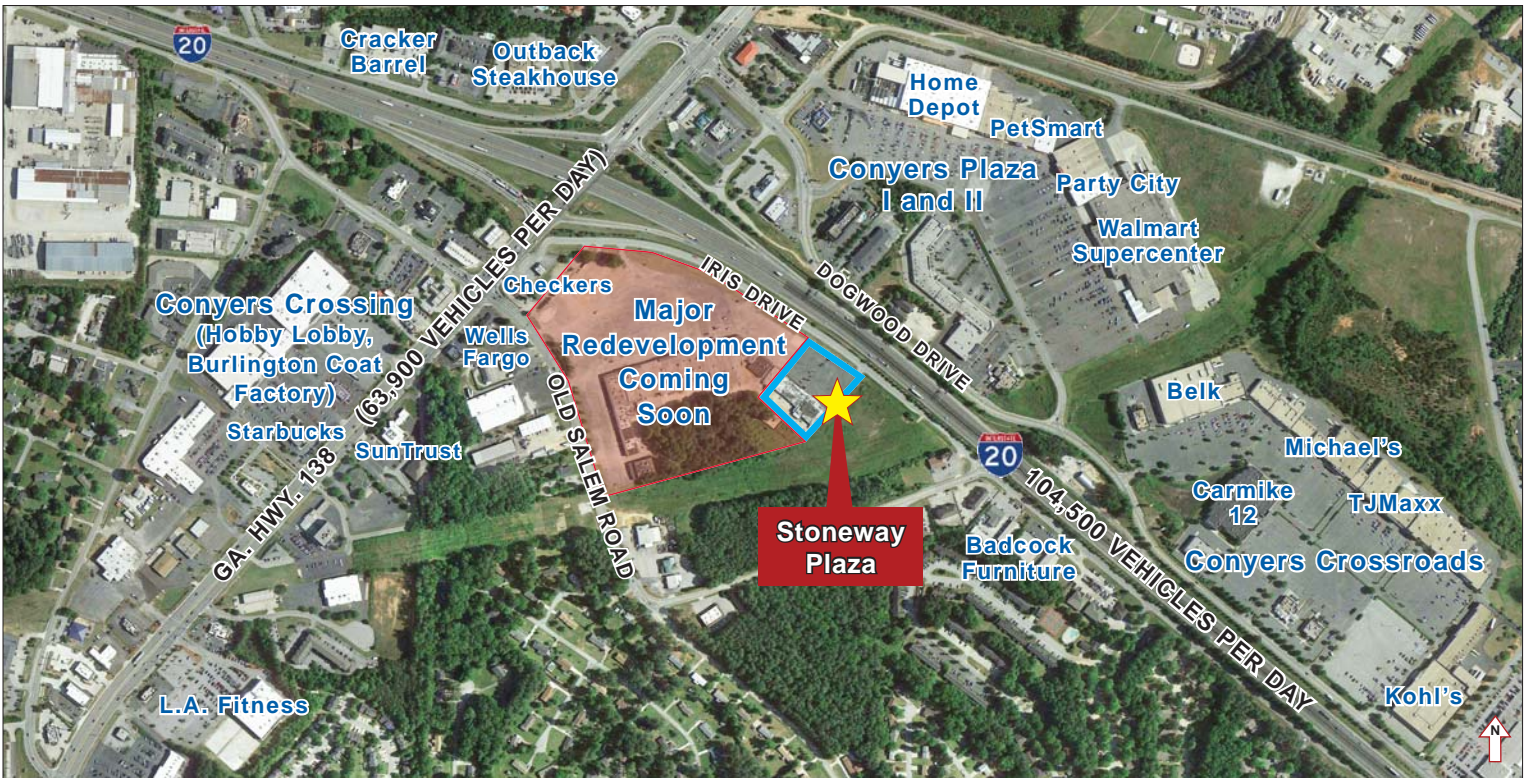
Lease at Stoneway Plaza

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Flooring & Tile 5,600 SF	AVAILABLE 2,000 SF	AVAILABLE 4,000 SF (former restaurant)	Hispanic Grocery 4,000 SF	Tax Service 1,600 SF	Driving School 1,600 SF	Bakery 1,200 SF	Coin Laundry 2,800 SF
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Site Diagram (22,800 square feet GLA)

Not precisely to scale



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