

FOR SALE

# Former Car Dealership & Collision Center

945 Iris Drive | Conyers GA



## Overview

AVAILABLE

27335 SF

7.51 Acres

PRICE

Call for Price

## Description

- Former Hyundai Dealership and Nalley Collision Center
- Available early January
- 27,335 SF
- 377 parking spaces
- 24 service bays
- Excellent visibility to I-20

## Demographics

	1 MILE	3 MILE	5 MILE
Current Estimated Pop	2,573	33,272	71,915
Avg. Household Income	\$41,173	\$62,328	\$64,540
Daytime Population	10,963	33,713	45,184

Year: 2016 | Source: Esri

## Traffic Counts

I20	104,200 VPD
McDonough Hwy	66,100 VPD

Year: 2015 | Source: GDOT

## Contact

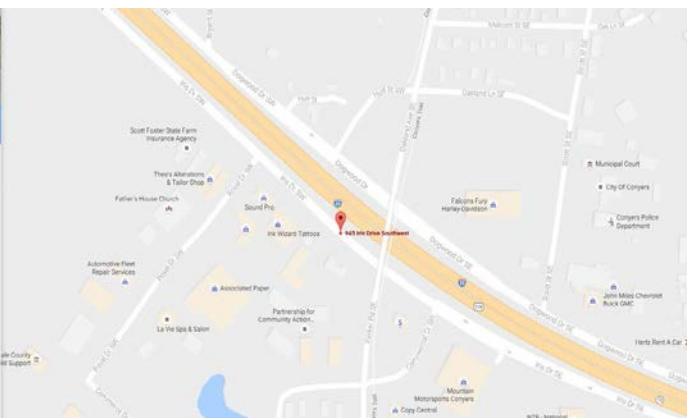
**ELLEN GRISETTE**

678.420.1392 | [ellen.grisette@srsre.com](mailto:ellen.grisette@srsre.com)

SRS REAL ESTATE PARTNERS | 3400 Peachtree Road NE, Suite 1100 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

**SRSRE.COM**



**SITE:**  
**7.51 Acres**



104,100 AADT '15



38,200 AADT '15

**Conyers Plaza**

**Conyers Crossing**

**Conyers Square**

**LA FITNESS**

**Conyers Crossroads**

**Conyers Village**

**Hunting Creek Plaza**

80,800 AADT '15



Flat Shoals Rd SE

McDonough Hwy

**Rockdale Square**



**The Village at Millers Chapel**

32,400 AADT '15

**Conyers Commons**

9,600 AADT '15

17,900 AADT '15

36,600 AADT '15

Salem Rd

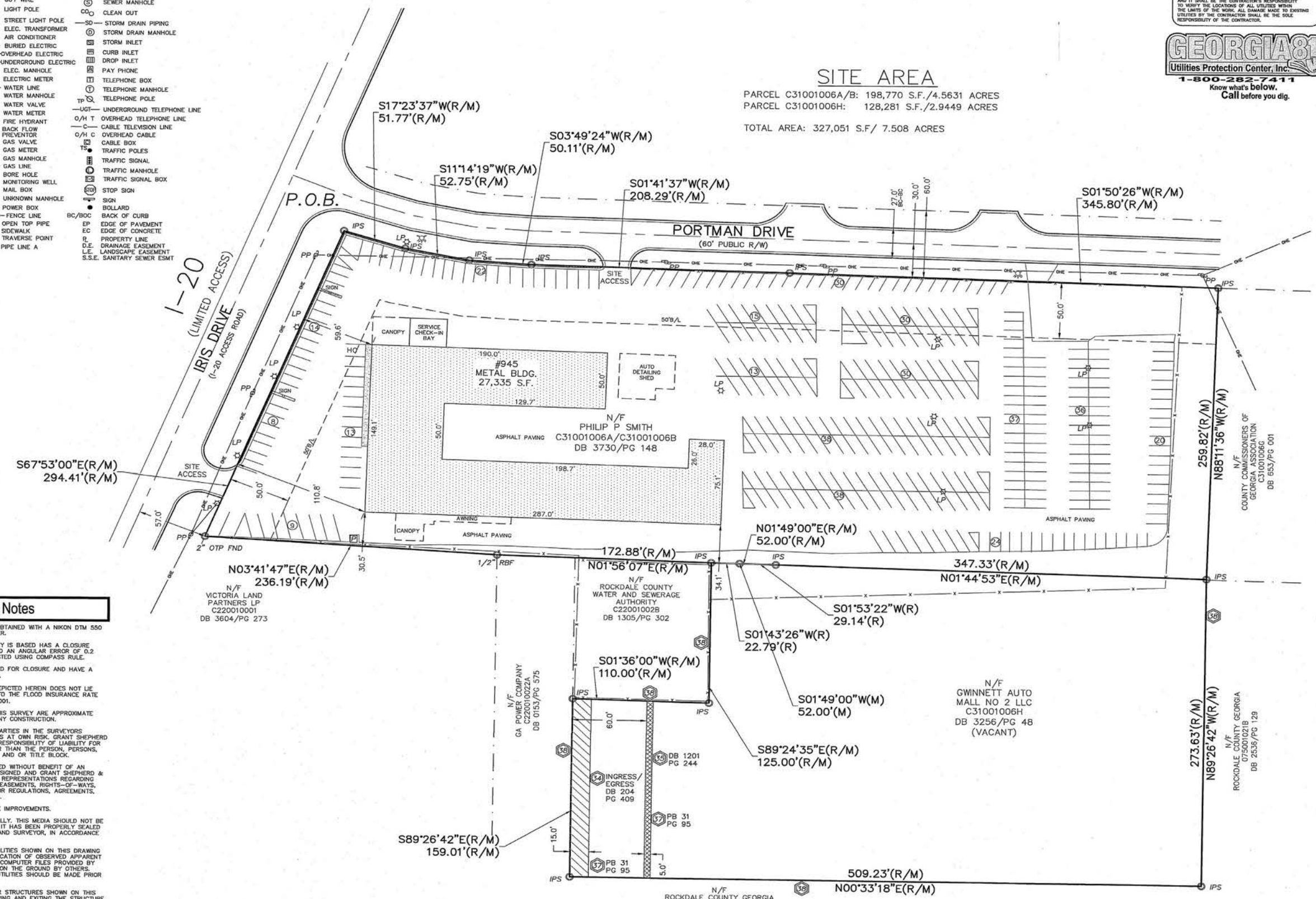
Symbols & Abbreviations

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK
- SET X MARK
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- R/W RIGHT OF WAY
- BLD. SETBACK LINE
- REINFORCED CONC. PIPE
- CORRUGATED METAL PIPE
- PLASTIC PIPE
- M.T. METAL
- LANDSCAPING
- TREE
- EXCEPTIONS
- IRON PIN SET
- 1/2" RFB 1/2" RE-BAR FOUND
- 1" CIP 1" CRIMP TOP PIPE FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- T.B.M. TEMPORARY BENCH MARK
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- GAS MANHOLE
- GAS LINE
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- POWER BOX
- FENCE LINE
- OPEN TOP PIPE
- SIDEWALK
- TRAVERSE POINT
- PIPE LINE A
- SANITARY SEWER PIPING
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN PIPING
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- DROP INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- CABLE TELEVISION LINE
- OVERHEAD CABLE
- CABLE BOX
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN
- BOLLARD
- BACK OF CURB
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- PROPERTY LINE
- PROPERTY EASEMENT
- LANDSCAPE EASEMENT
- S.S.E. SANITARY SEWER ESMT

**CAUTION**  
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**GEORGIA811**  
Utilities Protection Center, Inc.  
1-800-282-7411  
Know what's below.  
Call before you dig.

**SITE AREA**  
PARCEL C31001006A/B: 198,770 S.F./4.5631 ACRES  
PARCEL C31001006H: 128,281 S.F./2.9449 ACRES  
TOTAL AREA: 327,051 S.F./ 7.508 ACRES



Surveyor's Notes

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION & A LEICA GPS SMART ROVER.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,000 FEET AND AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1" IN 198,770'.
4. A PORTION OF AND/OR THE PROPERTY DEPICTED HEREIN DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 13247C0094 C DATED: 01/19/2001.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE SURVEYORS CERTIFICATION. ANY USE BY THIRD PARTIES IS AT OWN RISK. GRANT SHEPHERD & ASSOCIATES, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, PERSONS, OR ENTITY NAMED WITHIN THE CERTIFICATION AND OR TITLE BLOCK.
7. THE SURVEY SHOWN HEREIN WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED AND GRANT SHEPHERD & ASSOCIATES, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, RIGHTS-OF-WAYS, CURRENT ZONING, ZONING STANDARDS AND OR REGULATIONS, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
8. THIS SURVEY DOES NOT REFLECT ALL SITE IMPROVEMENTS.
9. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH O.G.S.A. 43-15-22.
10. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND BASED UPON THE LOCATION OF OBSERVED APPARENT UTILITY APPURTENANCES, UTILITY MAPS AND COMPUTER FILES PROVIDED BY THE CLIENT, IF ANY; AND UTILITY MARKINGS ON THE GROUND BY OTHERS. VERIFICATION OF THE EXACT LOCATION OF UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
11. AT VARIOUS SANITARY AND STORM SEWER STRUCTURES SHOWN ON THIS SURVEY, THERE ARE ADDITIONAL LINES ENTERING AND EXITING THE STRUCTURE. IN SOME CASES, THE ORIGIN AND DESTINATION OF THESE LINES COULD NOT BE DETERMINED. THIS SURVEY DEPICTS THOSE LINES AND THE GENERAL DIRECTION OF THE LINE, HOWEVER, WITHOUT ADDITIONAL DATA OR BENEFIT OF EXCAVATION, THE EXACT LOCATION OF THESE LINES COULD NOT BE DETERMINED.

GSA, INC.

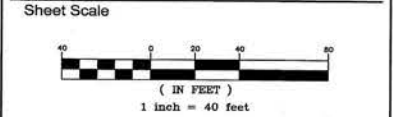
GRANT SHEPHERD & ASSOCIATES, INC.  
LAND SURVEYING-LAND PLANNING-SITE DEVELOPMENT  
CONSTRUCTION MANAGEMENT-CONSTRUCTION LEADOUT

735 Longleaf Blvd., Suite A  
Lawrenceville, Georgia 30046  
770-415-9823  
770-415-9289 (FAX)  
gssurveying@gssurveying.com  
www.gssurveying.com

gis project number:  
**13-04-320**

**ALTA/ASCM LAND TITLE SURVEY FOR CONYERS HYUNDAI**

SITE ADDRESS: 945 IRIS DRIVE  
LOCATED IN: LAND LOT 296 OF THE 16TH DISTRICT CITY OF CONYERS ROCKDALE COUNTY, GA



revision item	date
△	
△	
△	
△	
△	
△	

THIS DRAWING AND/OR ANY COPIES THEREOF ARE THE PROPERTY OF GRANT SHEPHERD & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. THIS DRAWING IS TO BE RETURNED TO THE OWNER UPON REQUEST. THIS DRAWING IS PREPARED AS PER THE INSTRUCTIONS AND/OR FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREIN. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**PRELIMINARY**

GA. R.L.S. NO. 2136

sheet number  
**2 of 2**

drawn by xxx checked by SGS

# Executive Summary

945 Iris Drive | Conyers, GA



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,956	26,406	54,406
2010 Population	2,742	32,443	69,547
2016 Population	2,573	33,272	71,915
2021 Population	2,546	34,364	74,484
2000-2010 Annual Rate	-0.75%	2.08%	2.49%
2010-2016 Annual Rate	-1.01%	0.40%	0.54%
2016-2021 Annual Rate	-0.21%	0.65%	0.70%
2016 Male Population	45.7%	47.2%	47.4%
2016 Female Population	54.3%	52.8%	52.6%
2016 Median Age	35.2	35.1	35.7
<b>Households</b>			
2000 Households	1,161	9,191	18,885
2010 Households	1,161	11,614	24,669
2016 Total Households	1,099	11,948	25,580
2021 Total Households	1,091	12,359	26,523
2000-2010 Annual Rate	0.00%	2.37%	2.71%
2010-2016 Annual Rate	-0.87%	0.45%	0.58%
2016-2021 Annual Rate	-0.15%	0.68%	0.73%
2016 Average Household Size	2.32	2.75	2.78
<b>Housing Units</b>			
2016 Total Housing Units	1,468	13,718	28,682
2016 Owner Occupied Housing Units	361	6,454	15,407
2016 Renter Occupied Housing Units	737	5,494	10,173
2016 Vacant Housing Units	369	1,770	3,102
<b>Race and Ethnicity</b>			
2016 White Alone	31.6%	29.3%	31.5%
2016 Black Alone	53.8%	58.9%	57.8%
2016 American Indian/Alaska Native Alone	0.9%	0.4%	0.3%
2016 Asian Alone	1.3%	1.8%	1.8%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	18.0%	12.5%	11.9%
<b>Income</b>			
2016 Median Household Income	\$31,917	\$46,342	\$50,123
2016 Average	\$41,173	\$62,328	\$64,540
Per Capita Income	\$17,229	\$22,838	\$23,305
<b>2016 Population 25+ by Educational Attainment</b>			
Total	1,647	21,248	46,459
High School Graduate	35.2%	27.8%	25.4%
GED/Alternative Credential	7.0%	4.1%	3.9%
Some College, No Degree	20.9%	22.9%	24.2%
Associate Degree	3.7%	6.7%	7.0%
Bachelor's Degree	7.9%	14.6%	17.2%
Graduate/Professional Degree	7.2%	8.1%	8.2%
<b>Data for all businesses in area</b>			
Total Businesses:	957	2,709	4,071
Total Employees:	10,963	33,713	45,184
Total Residential Population:	2,573	33,272	71,915
Employee/Residential Population Ratio:	4.26:1	1.01:1	0.63:1