

# Development Opportunity

1816 SE Parker Road, Conyers Georgia 30094  
Rockdale Co.



Google Mapping demonstrates +/-level land



Parcel Outline

**\$100,000/Acre**



## PROPERTY HIGHLIGHTS:

- **Acres: +/-7.84**
- **Sq Ft: +/-341,510.4 (\$2.30/sf)**
- **Parcel No: 0750010025**
- **Zoning: C2/C**
- **All Utilities Accessible**
- **Frontage on Parker Rd — 188.5 Ft.**
- **Frontage on Silver Dr SE — 600.5 Ft.**

## PERMITTED USES INCLUDE:

- **Day Care**
- **Entertainment**
- **Hospitality**
- **Office**
- **Retail**
- **Senior Care**
- **Senior Housing**
- **Townhomes**
- **Multi-Family consideration may be available**

## LOCATION HIGHLIGHTS:

- **+/-1.5 mi to I-20**
- **+/-7 mi to Lake Capri**
- **+/-30 mi to Lake Oconee**
- **+/-2.9 mi to Piedmont-Rockdale Hospital**
- **+/-20 mi to Downtown Atlanta**
- **+/-10 mi to Covington Municipal Airport**
- **+/-20 to Hartsfield-Jackson Int'l Airport**

## Contact:

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**Bennett-Phoenix LLC**

Commercial Real Estate

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## ABOUT PROPERTY DEMOGRAPHICS

2020 Esri Demographics	Radius	DriveTime
	<b>1 mile</b>	<b>5 minute</b>
<b>Population</b>	2484	7,727
<b>Median HH Income</b>	\$59,372	\$55,727
	<b>3 mile</b>	<b>10 minute</b>
<b>Population</b>	37,173	61,323
<b>Median HH Income</b>	\$58,440	\$62,483
	<b>5 mile</b>	<b>15 minute</b>
<b>Population</b>	87,554	145,355
<b>Median HH Income</b>	\$62,489	\$59,117
<b>Cars Per Day</b>	12800 (Q4-2020 data)	

## ABOUT CONYERS GEORGIA

[Conyers](#) is an Atlanta suburb and the only city in Rockdale County, Georgia, United States. The city is 24 miles east of downtown Atlanta and is a part of the Atlanta Metropolitan Area. As of the 2010 census, the city population was 15,195. The city is the county seat of Rockdale County. The formerly separate town of Milstead is now part of Conyers. (Microsoft Bing)

Conyers is an ideal suburban location for businesses to thrive. Conveniently located with access to Interstate 20 and Hartsfield-Jackson International Airport placing it along the East-West trade route.

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