

Development Opportunity

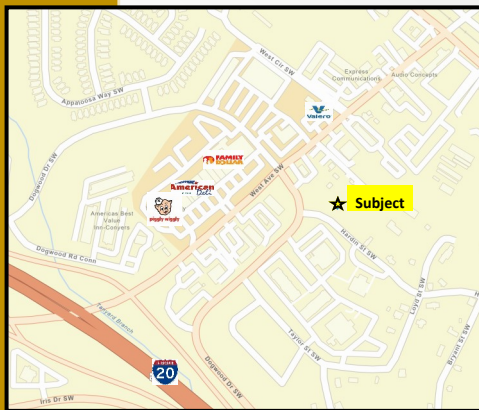
1115 Hardin Street SW, Conyers Georgia 30012, Rockdale Co



Hardin Street (view West)



West Avenue (south to I-20)



\$200,000

PROPERTY HIGHLIGHTS:

- +/- .7 AC
- Parcel No: C160010018
- Zoning: MxD—Mixed Use
- Rockdale/Conyers CID Opportunity Zone
- All Utilities Accessible
- Corner Parcel

LOCATION HIGHLIGHTS:

- +/- 1.5 mi to I-20
- +/- 1.1 mi to Police Department
- +/- 1.4 mi to Schools
- +/- 2.2 mi to Piedmont-Rockdale Hospital
- +/- 2.5 mi to Fire Department
- +/- 13.8 mi to Covington Municipal Airport
- +/- 32 mi to Hartsfield-Jackson Int'l Airport

2020 Demographics	Radius
	1 mile
Population	3761
Median HH Income	\$35,361
	3 mile
Population	36,035
Median HH Income	\$51,412
	5 mile
Population	75,305
Median HH Income	\$62,085
Cars Per Day	16080

Contact:

Judith Bennett, Broker

Office: (678) 515-2092

Fax: (404) 745-8717

Email: JBennett@Bennett-Phoenix.com

Eric Stanfield, Associate Broker

Office: (678) 515-2092

Mobile: (404) 745-8717

Email: Eric@Bennett-Phoenix.com



Bennett-Phoenix LLC

Commercial Real Estate

100 Hartsfield Centre Pkwy Ste 500

Atlanta, Georgia 30354

Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.