

1902 OLD COVINGTON HWY SW, CONYERS, GEORGIA 30012  
FOR SALE | ±3,215 SF | OFFICE BUILDING



**SOUTHERN**  
**CAPITAL BROKERS**  
COMMERCIAL REAL ESTATE

SOUTHERN CAPITAL BROKERS

1226 Royal Drive, Suite # Q  
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# OVERVIEW

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**ASKING PRICE:** \$425,000  
**ADDRESS:** 1902 Old Covington Hwy SW, Conyers GA 30012  
**COUNTY:** Rockdale County  
**BUILDING SQFT:** ±3,215 SF  
**USES:** Medical or Professional Office  
**PARCEL ID:** 0230020022  
**YEAR BUILT:** 1955  
**ACREAGE:** 1.07 Acres  
**PROPERTY TAXES:** \$5,809.69

## Summary:

Discover a rare investment gem in Conyers, GA! Uncover the potential of an all-brick building boasting abundant parking space. Currently, two thriving tenants occupy the ground floor, leaving an expansive and customizable space upstairs for your business or an additional tenant.

This prime property includes an impressive array of features, such as a well-appointed **Conference Room**, convenient Storage Room, **inviting Breakroom**, **efficient Receptionist Area**, and **a total of 8 offices and 4 Bathrooms**. Ideal for a Real Estate Office, Attorney Offices, or Executive Offices, this versatile space awaits your strategic vision. Seize this unparalleled opportunity to elevate your investment portfolio and establish a prominent presence in Conyers, GA.





# PICTURES

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# ABOUT THE AREA

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## CONYERS, GA

This family-friendly community is the only city in Rockdale County, Georgia. The County lies approximately 25 miles east of Atlanta along Interstate 20 with its major exit interchange at Georgia Highway 20/Georgia Highway 138. Rockdale County was formed in 1870 and gets its name from the granite bedrock that is found not far below the surface. Rockdale's only incorporated town, Conyers, was chosen as the county seat. Formed in 1854, the citizens of Conyers created the city for the purposes of enhanced services and a better quality of life. Since then, those governing and serving the citizens of Conyers have long held these philosophy and mission statements to be utmost priority. The county started as a stop for travelers between Atlanta and Augusta. Today, the economy of Rockdale County is supported by many industrial facilities besides a vibrant suburban area. Industries such as AT&T, Golden State Foods, Lithonia Lighting, and Pratt Industries provide many of the jobs in the county. Retail chains such as Home Depot, Kohl's, Lowe's, Target and Walmart are also major employers within the county. In addition, Rockdale County boasts a many Small, local businesses. The Conyers Rockdale Chamber of Commerce is well known across Georgia for its continued development in economic growth. More recently, the county has attracted many film companies and has been dubbed "the biggest little filming





# DISCLAIMER & LIMITING CONDITIONS

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**Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.**

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.



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