



CONYERS RESTAURANT BUILDING - RESTAURANT AND PARCEL FOR SALE OR



1300 Iris Drive SW, Conyers GA 30094

- ▲ 6,146 SF full-service restaurant on 0.89 AC for sale or ground lease, along with adjacent 0.34 AC and 0.25 AC parcels.
- ▲ Located next to McDonald's, Longhorn Steakhouse, and QuikTrip.
- ▲ The property has visibility from Klondike Drive (9,720 VPD) at the I-20 on-ramp (123,000 PD).
- ▲ Located 1 mile from Downtown Conyers.

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	3,080	38,336	84,987
Households	1,179	14,087	30,936
Average HH Income	\$76,150	\$82,909	\$99,156
Daytime Population	7,738	28,164	40,612
	5 Min	10 Min	15 Min
Drivetime Population	5,583	64,926	190,014

Available Spaces

Building - 6,176 SF

Land - 1.49 AC

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
Building	Available	6,176 SF	Land	Available	1.49 AC

