

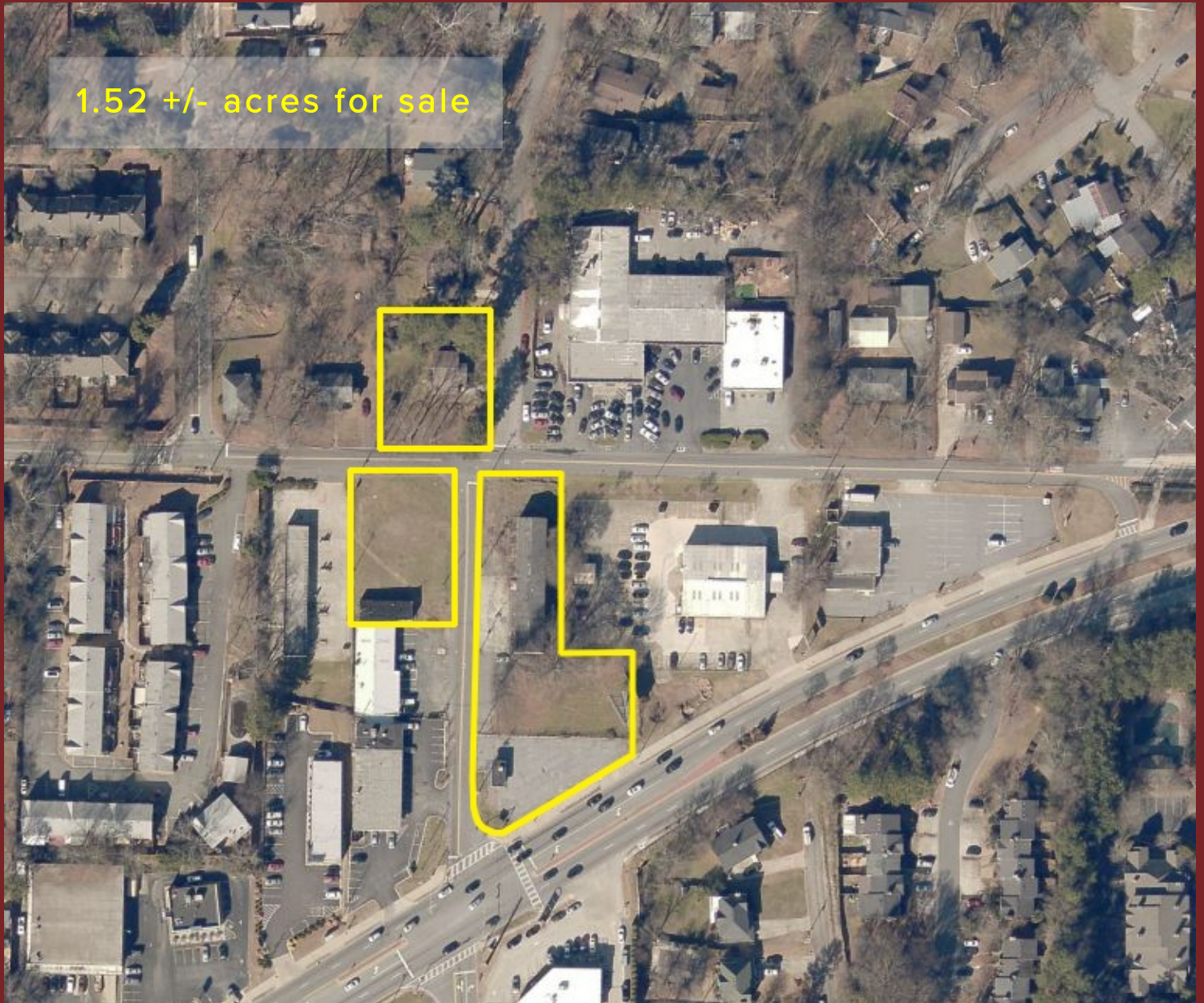
SALE > SMYRNA > DEVELOPMENT OPPORTUNITY

Spring Road

Smyrna, GA 30080



POLLOCK
COMMERCIAL



1.52 +/- acres for sale

MORE INFORMATION:

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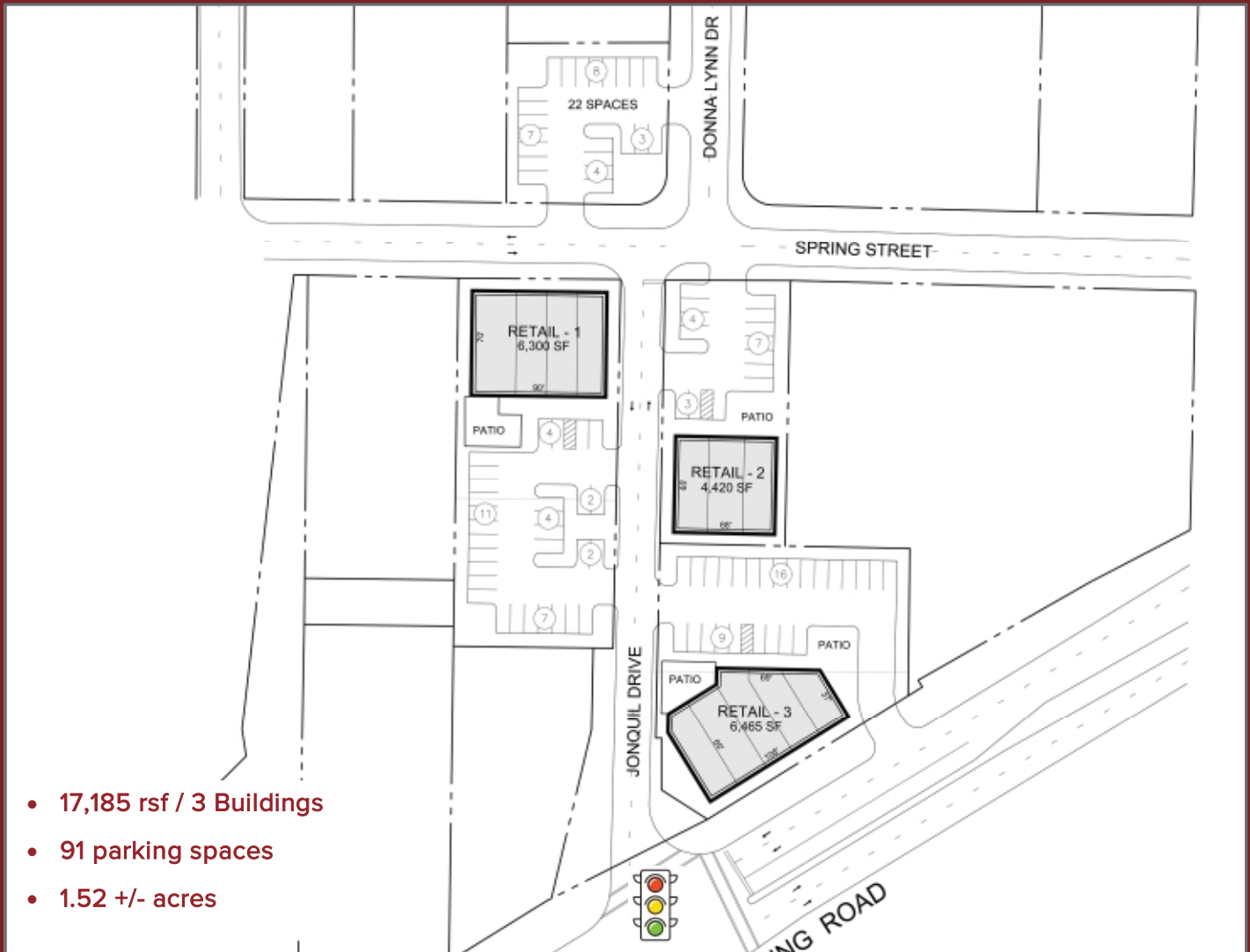
(404) 310-4577

1685 Spring Road

Smyrna, GA 30080



PRELIMINARY SITE PLAN



- 17,185 rsf / 3 Buildings
- 91 parking spaces
- 1.52 +/- acres

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	13,505	101,038	224,464
Average Household Income	\$76,949	\$84,865	\$91,564
Households	6,022	46,456	95,157
Median Age	34.6	33.9	34.1
# of Businesses	436	6,169	11,241

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PROPERTY INFORMATION

- +/- 1.52 acre site
- Zoned GC & Neighborhood Shopping
- Adjacent to proposed Spring Road Arts District
- Signalized access from Spring Road
- Surrounded by new residential construction
- 1.1 Mi. to Smyrna Village Green
- 2.6 Mi to Battery Atlanta/SunTrust Park
- 2.6 Mi to Cumberland Mall
- 27,900 VPD traffic count
- Adjacent to Mountain-to-River Trail (Kennesaw Mountain to Chattahoochee River)
- Walking distance to Rev Coffee, Mezza Luna and The Original Hot Dog Factory

LOCATION



No warranty or representation, express or implied, is made as to the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.