

Highlands Village

3150 Highlands Parkway - Smyrna, GA 30082

7,875 SF AVAILABLE

CYGNET
PROPERTIES, LLC

INVESTMENTS | BROKERAGE | MANAGEMENT



Property Features Include:

- 35,175 SF total with 7,875 SF available for immediate occupancy
- Easy access and highly visible from Highlands Parkway and Oakdale Road
- Neighboring restaurants include McDonalds, Chick Fil-A and Arbys
- Current tenants include: Chicago Pizza, Burn boot Camp, Barber Shop, Instant Imprints, i Cleaners, Curltopia and Berman Chiropractic Clinic, Inc.

For Additional Information Contact:

JAMES ROSE

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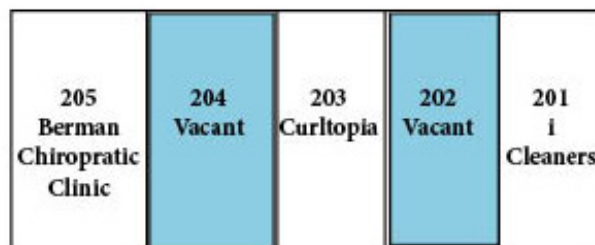
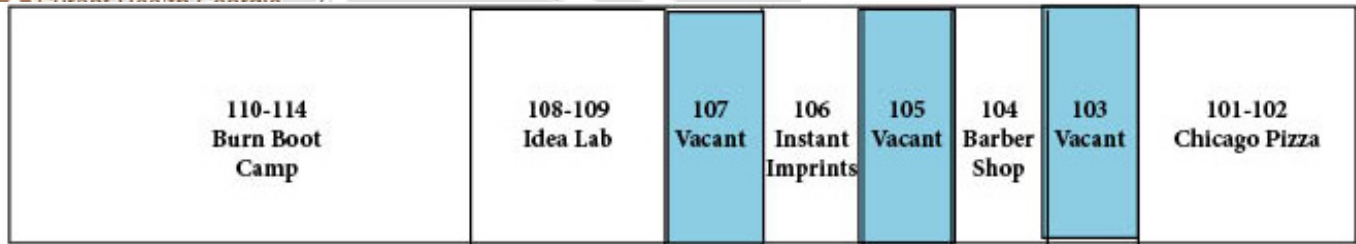


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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,685	60,431	185,682
HOUSEHOLDS	3,438	26,747	79,949
AVERAGE HH INCOME	\$ 81,987	\$82,547	\$65,565



TENANT LIST		
SUITE	TENANT	SF
101-102	Chicago Pizza	4,914
103	VACANT	1,282
104	Barber Shop	1,282
105	VACANT	1,276
106	Instant Imprints	1,303
107	VACANT	1,303
108-109	Idea Lab	2,586
110-114	Burn Boot Camp	8,414
201	i Cleaners	1,800
202	VACANT	1,914
203	Curltopia	1,809
204	VACANT	2,100
205	Berman Chiropractic Clinic	2,179
TOTAL SF		35,175



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