

OLDE IVY VILLAGE

4330 East West Connector, Smyrna, GA 30082

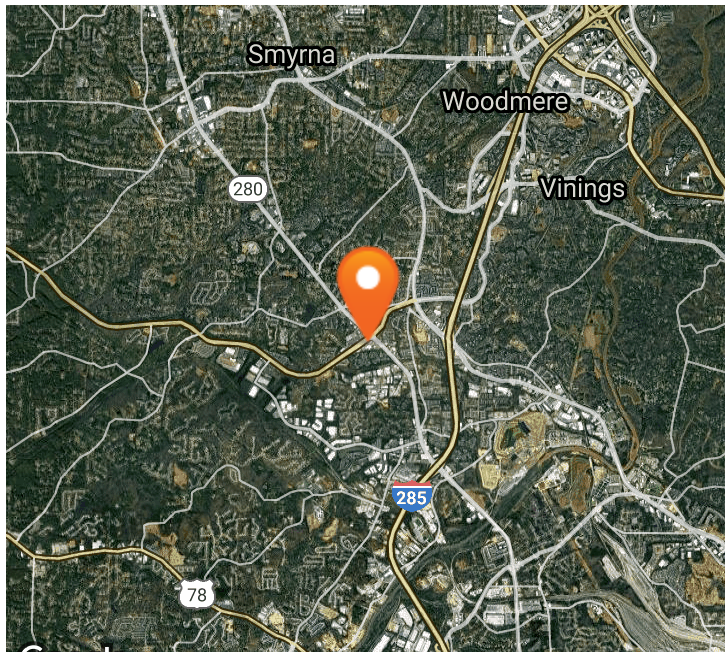
EXECUTIVE SUMMARY



Property managed by Inland Property Management, LLC

PROPERTY HIGHLIGHTS

- Available: 1,417 SF
- Available 9/1/2021: 2,080 SF (Please do not disturb tenant)
- Site is located in Smyrna on highly trafficked East West Corridor
- GLA: 46,500 SF
- Sprouts Farmers Market anchored center with complimentary tenant mix
- 5 points of access including signalized access into the property
- GA DOT Traffic Counts: East West Connector-38,460 AADT / S. Cobb Drive-36,900 AADT



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	12,919	74,050	204,633
Average HH Income	\$137,837	\$128,722	\$111,510

EXCLUSIVE AGENT(S)

ALAN SHAW • alan.shaw@tscg.com • 770.955.2434
 DREW LEWIS • drew.lewis@tscg.com • 770.955.2434



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ADDITIONAL PHOTOS



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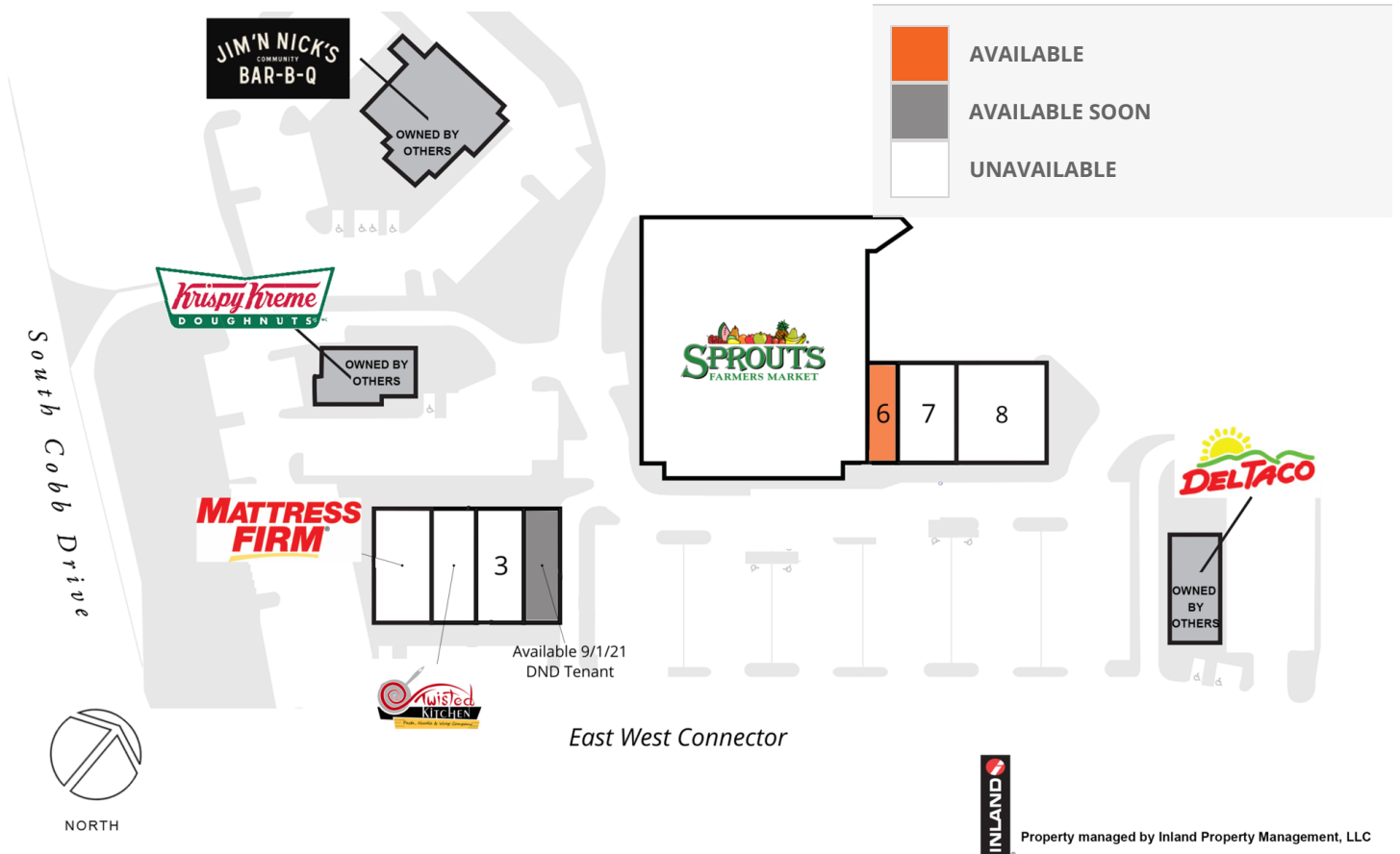
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Mattress Firm	4,000 SF
2	Twisted Kitchen	2,400 SF
3	Real Subs	1,520 SF
4	DND Tenant	2,080 SF
5	Sprouts	28,083 SF
6	Available	1,417 SF
7	Nailcare Spa	2,800 SF
8	Cielo Mexican Grill	4,200 SF

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