

HIGHLAND STATION

4480 South Cobb Drive, Smyrna, GA 30080

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Good visibility and frontage to East-West Connector



PROPERTY HIGHLIGHTS

- Available: 1,950 SF
- Dense, affluent population with average household incomes exceeding \$118,000 within a 1-mile radius
- 3 access points including signalized intersection access via East-West Connector & Gaylor Street
- Pylon signage available
- High volume Publix with robust sales generating strong daily traffic to the center

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,154	72,597	193,402
Daytime Population	6,937	44,839	137,561
Average Household Income (\$)	118,713	110,548	92,638

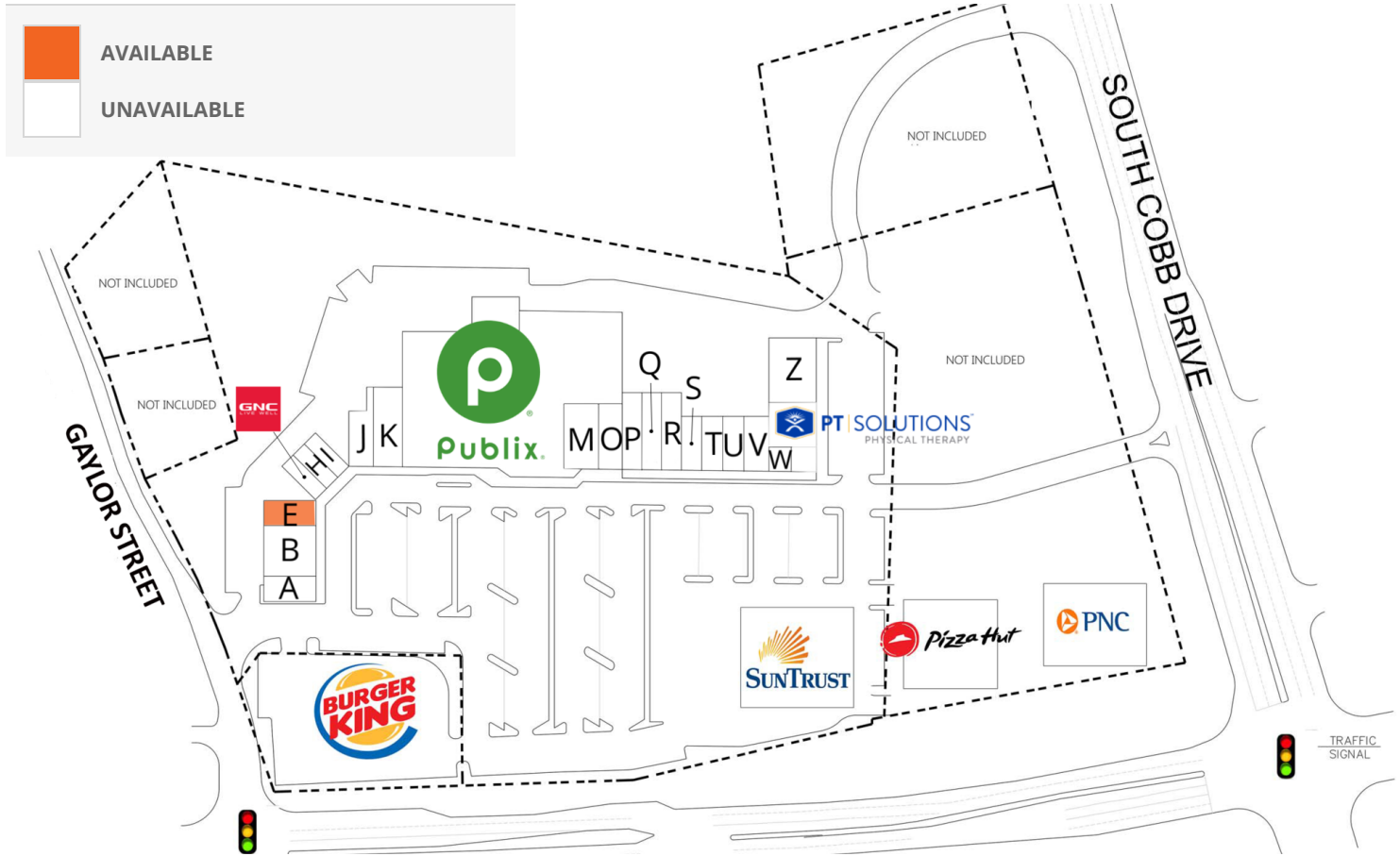
EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Anchor	Publix	51,420 SF	J	Highland Dental Group	1,552 SF	S	Wings & Burger Factory	1,400 SF
A	Your Cleaners #1	1,300 SF	K	Dentistry for Children	4,500 SF	T	Sally Beauty	1,400 SF
B	Unleashed by Petco	5,200 SF	M	Cato	4,800 SF	U	Quick Weight Loss Center	1,272 SF
E	Available	1,950 SF	O	Top Nails	2,700 SF	V	Great Clips	1,000 SF
G	GNC	1,200 SF	P	Brazilian Wax	1,050 SF	W	The Tech Savers	1,000 SF
H	The UPS Store	1,432 SF	Q	Pizza Hut	1,400 SF	X-Y	PT Solutions	3,400 SF
I	Addington Jewelers	997 SF	R	China Wok	1,400 SF	Z	Los Bravos	4,884 SF

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