



## SMYRNA CORNERS

3246 Atlanta Road, Smyrna GA 30080


Megann C. Poe | 470-210-6880  
meg@dartretail.com


Robyn Flanagan | 404-510-0966  
robyn@dartretail.com




## DEMOGRAPHICS

### 1 MILE


 13,204  
Estimated population


 7,041  
Estimated daytime population


 \$117,318  
Average household income

 6,505  
Households

### 3 MILE


 98,490  
Estimated population


 87,122  
Estimated daytime population


 \$104,215  
Average household income


 46,518  
Households

### 5 MILE

 221,997  
Estimated population

 155,085  
Estimated daytime population

 \$106,569  
Average household income

 95,414  
Households

## DRIVE TIME POPULATION

**5**  
Min  33,438

**10**  
Min  126,391

**15**  
Min  297,772

*Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.*

**SITE PLAN**

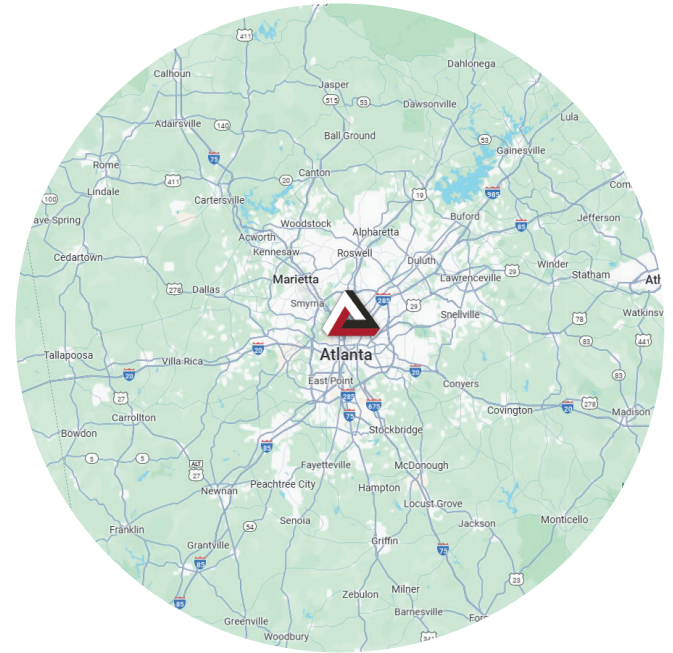
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A	Yongsa Martial Arts	1,960 SF	D	Capri Salon	1,120 SF	G	Lashed By E	1,120 SF
B	Progressive Dental Group	2,200 SF	E	Michael Family Chiro...	1,120 SF	H	Village Green Flowe...	1,120 SF
C	State Farm Insurance	1,120 SF	F	<b>AVAILABLE</b>	<b>1,120 SF</b>			



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## HIGHLIGHTS

- Excellent visibility along Atlanta Road (28,500 VPD).
- Smyrna Corners is placed in a highly populated, high-income trade area.
- Full access from Creatwood Trail with a signalized intersection at Atlanta Road.
- Smyrna Corners located 1.5 miles from Interstate 285.
- Street-front signage and storefront visibility from Atlanta Road.



25,800 on Atlanta Rd



Full access from Creatwood Trail



Facade signage available.

