

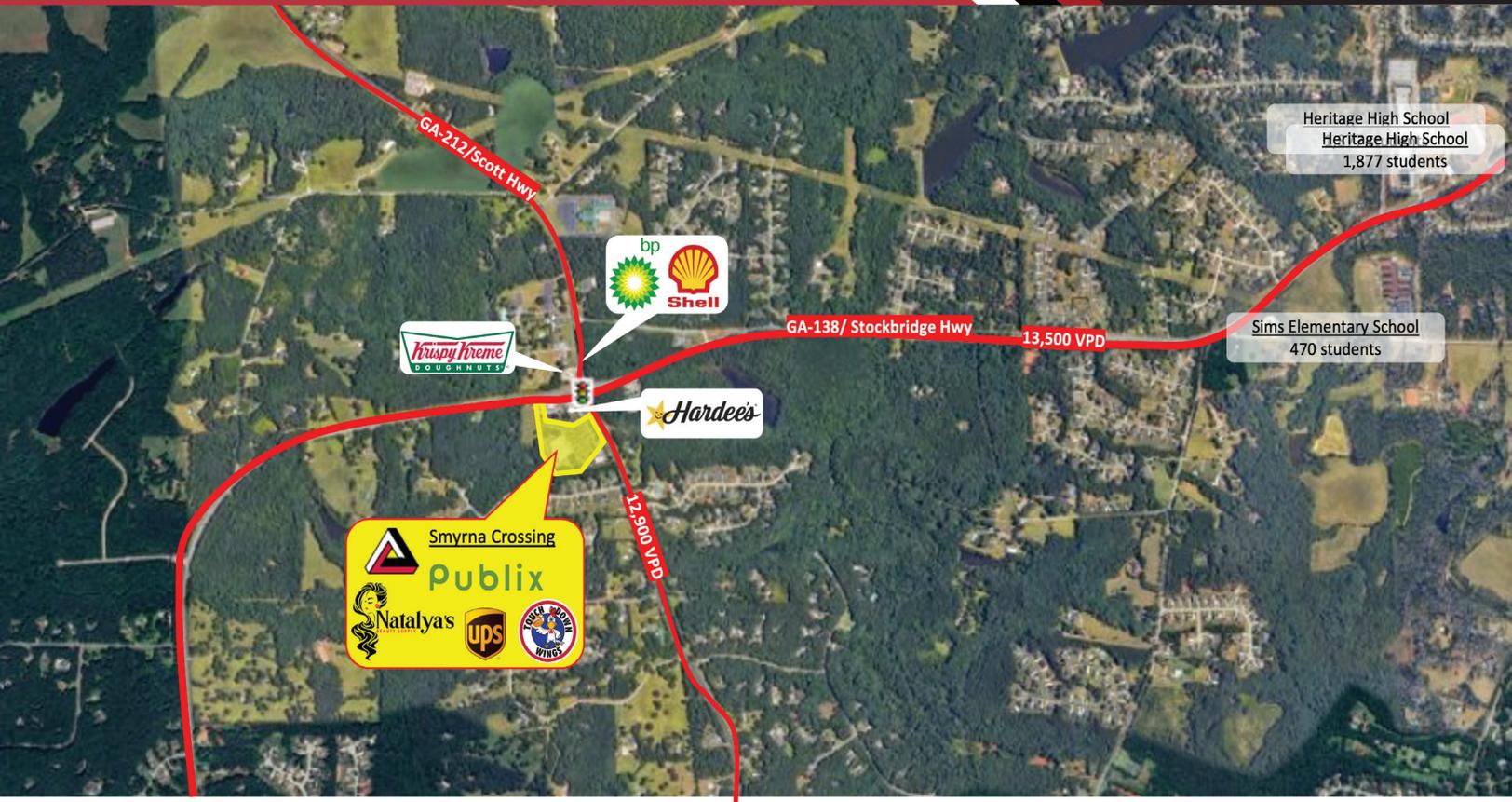


SMYRNA CROSSING

2880 GA-Highway 212, Conyers, GA 30094

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DEMOGRAPHICS

1 MILE

 1,576
Estimated population

 323
Estimated daytime population

 \$137,901
Average household income

 551
Households

3 MILE

 15,716
Estimated population

 1,964
Estimated daytime population

 \$113,330
Average household income

 5,536
Households

5 MILE

 60,148
Estimated population

 18,592
Estimated daytime population

 \$111,629
Average household income

 22,037
Households

DRIVE TIME POPULATION

5
Min  3,997

10
Min  36,392

15
Min  114,951

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

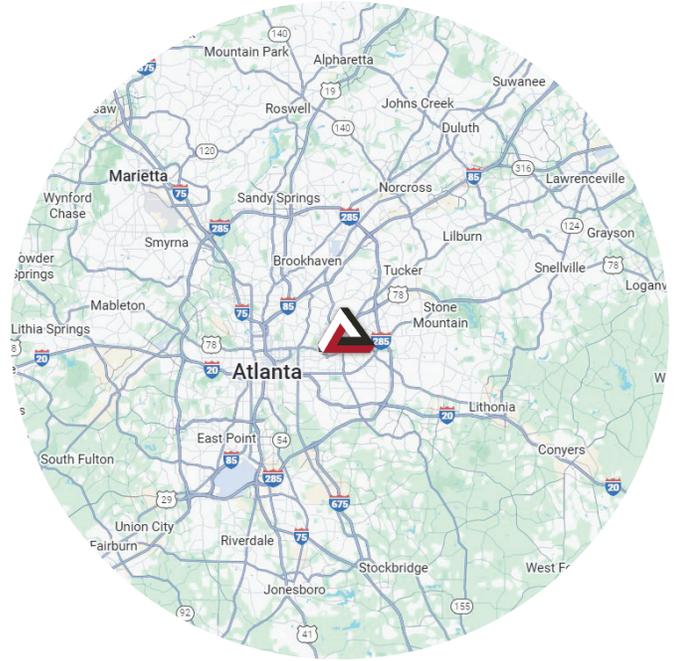
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
2870A	Available	1,500 SF	2870F	Made in Africa Salon	1,420 SF	2890D	Available	1,400 SF
2870B	Touchdown Wings	1,427 SF	2880	Publix	44,840 SF	2890E	The Walk-In Clinic	1,400 SF
2870C	China Star	2,500 SF	2890A	The UPS Store	1,400 SF	2890F	Available	1,400 SF
2870D	King Henry's Turkey ...	1,400 SF	2890B	Natayla's Beauty	3,010 SF	2890G	Available	3,000 SF
2870E	Conyers Nails	1,400 SF	2890C	Available	1,400 SF	2890H	Available	3,000 SF



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HIGHLIGHTS

- 1,400 SF to 3,000 SF retail spaces for lease.
- Restaurant with patio opportunity available.
- Smyrna Crossing is a Publix-anchored center located at the busy intersection of Stockbridge Hwy (13,500 VPD) and Scott Hwy (12,900 VPD).
- Fellow tenants include The UPS Store, Touchdown Wings, and Hardee's.
- The average household income within 5 miles is \$111,629.



13,500 on GA-138/ Stockbridge Hwy
12,900 on GA-212/ Scott Hwy



Full Access from GA-138/Scott Hwy
Right In/Right Out on GA-138/Stockbridge Hwy



Pylon and facade signage
opportunities available.

