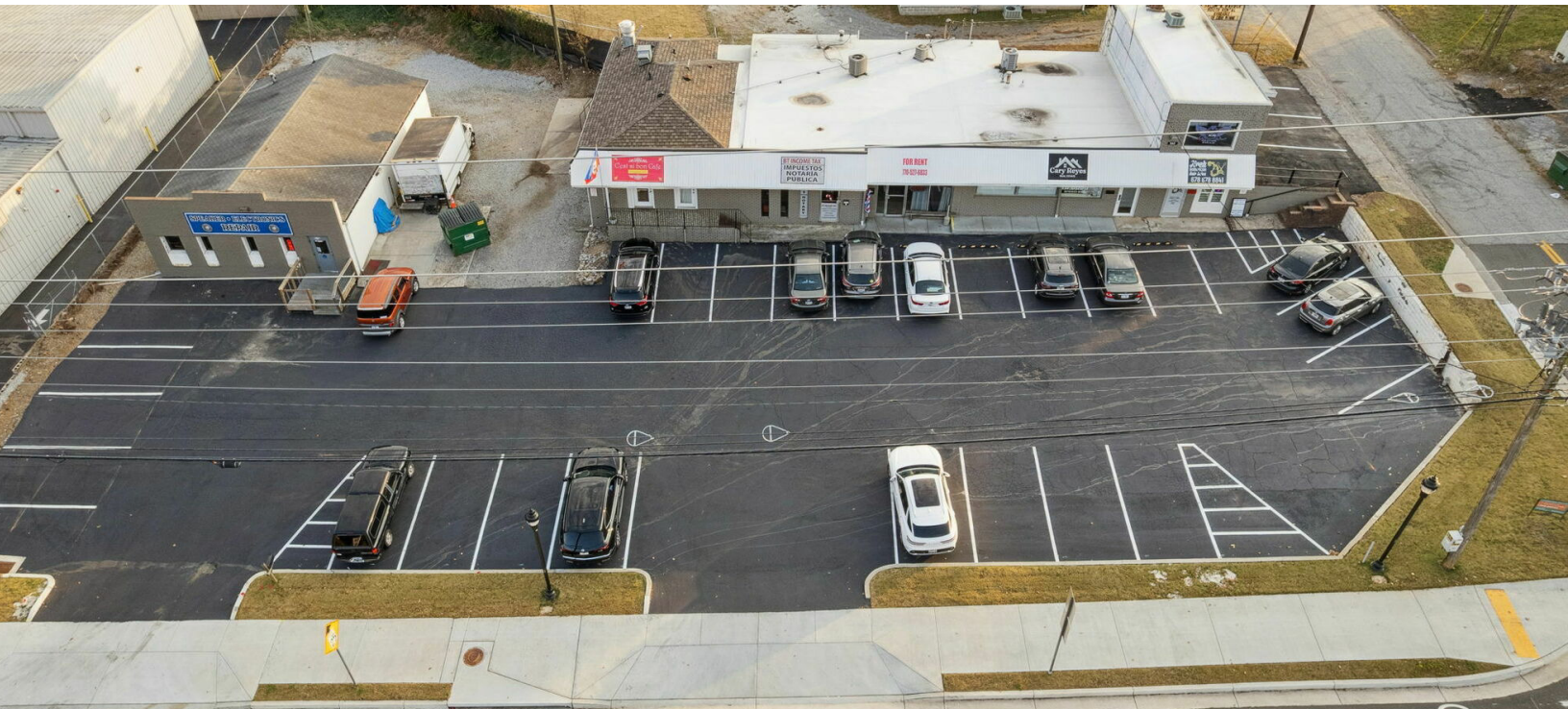


Portfolio Of 2 Adjacent Retail Buildings

560 And 570 Windy Hill Rd SE, Smyrna, GA 30080

FOR SALE

Property Summary



Property Description

A two-portfolio located in the City of Smyrna comprising 6,017 SF on 0.58 acres. Includes a 4,577 SF 6-tenant strip center and a 1,440 SF freestanding retail building. Zoned CG, with a Mixed Use (MU) future land-use designation, this portfolio offers strong cash flow, value-add upside, and significant redevelopment potential along the Windy Hill Road corridor.

Offering Summary

Sale Price:	\$1,590,000
Number of Units:	7
Lot Size:	25,264 SF
Building Size:	6,017 SF

Property Highlights

- 6,017 SF Retail Portfolio — Sold Together
- 435' of road frontage on Windy Hill Rd
- 40,800 ADT (GDOT 2025)
- 32 parking spaces + rear parking
- 560 Windy Hill: 4,577 SF / 6 tenants
- 570 Windy Hill: 1,440 SF freestanding retail
- Zoning: CG (Commercial General)
- FLU: Mixed Use (MU) — long-term redevelopment upside
- High traffic corridor with strong visibility
- Value-add rent growth opportunities
- Minutes to I-75, I-285 The Battery, and South Cobb Drive

Willie F. Smith, MRED
Realtor
404 941 0288
willie.smith@bhhsgeorgia.com

Berkshire Hathaway HomeServices
Georgia Properties
3475 Dallas Hwy. Ste. 610
Marietta, GA 30064
770.421.8600
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES

GEORGIA
PROPERTIES

Portfolio Of 2 Adjacent Retail Buildings

560 And 570 Windy Hill Rd SE, Smyrna, GA 30080

FOR SALE

Additional Photos



Willie F. Smith, MRED
Realtor
404 941 0288
willie.smith@bhhsgeorgia.com

Berkshire Hathaway HomeServices
Georgia Properties
3475 Dallas Hwy. Ste. 610
Marietta, GA 30064
770.421.8600
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

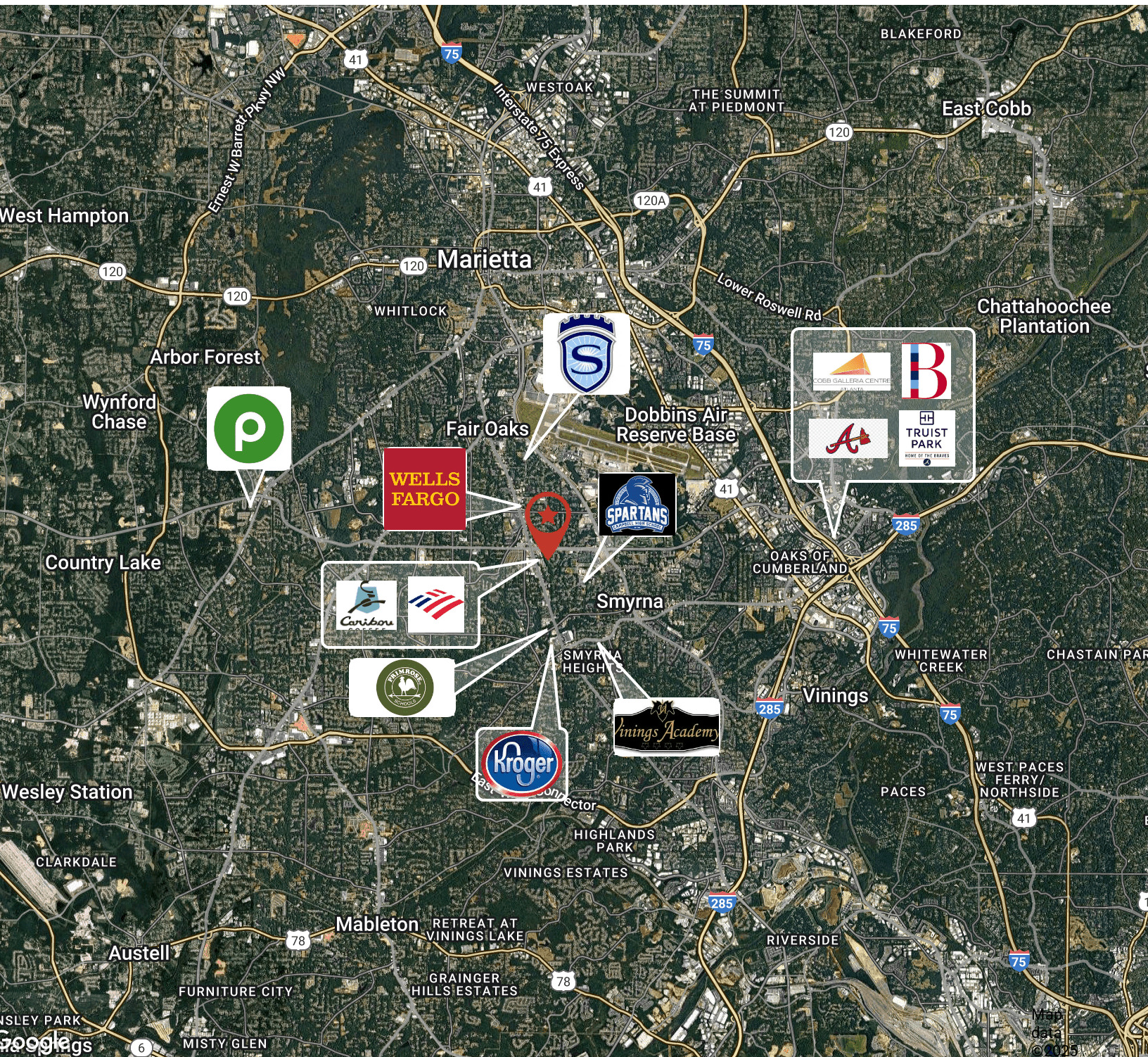
GEORGIA
PROPERTIES

Portfolio Of 2 Adjacent Retail Buildings

560 And 570 Windy Hill Rd SE, Smyrna, GA 30080

FOR SALE

Location Map



Willie F. Smith, MRED
Realtor
404 941 0288
willie.smith@bhhsgeorgia.com

Berkshire Hathaway HomeServices
Georgia Properties
3475 Dallas Hwy. Ste. 610
Marietta, GA 30064
770.421.8600
[View Website](#)

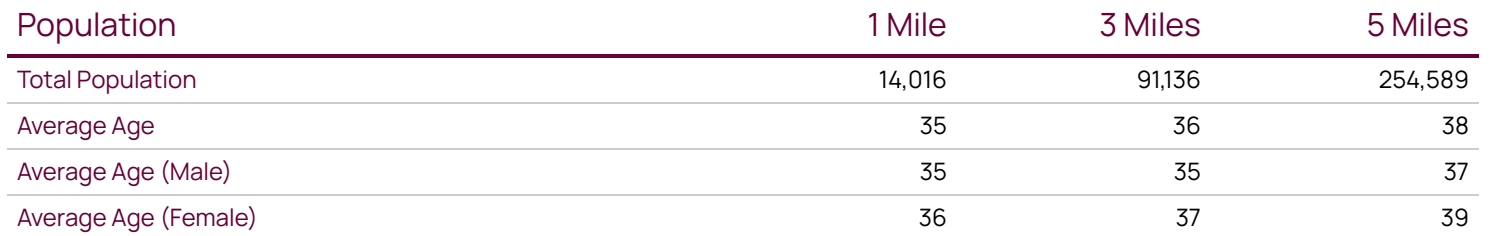
**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES

FOR SALE

Demographics Map & Report

Demographics Map & Report



Demographics data derived from AlphaMap

**BERKSHIRE
HATHAWAY**
HOMESERVICES