

3636 Highlands Pkwy Se #

4

Smyrna, GA 30082



FOR LEASE

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Property Description

Experience a premier leasing opportunity at 3636 Highlands Pkwy SE #4, Smyrna, GA 30082. This exceptional property boasts modern amenities and versatile spaces designed to meet the needs of today's businesses. With its contemporary architecture, ample parking, and convenient access to major highways, the property offers unparalleled visibility and accessibility. Inside, tenants will find well-appointed office suites, abundant natural light, and customizable floor plans to suit a variety of business requirements. From the inviting lobby to the meticulously maintained grounds, this property provides a professional and welcoming environment for tenants and clients alike. Elevate your business presence with the sought-after offerings of this remarkable lease opportunity.

Property Highlights

- Modern amenities and versatile floor plans
- Abundant natural light in a solon buildout
- New floors
- \$6.00/sqft - year passthrough
- Ample parking for tenants and visitors

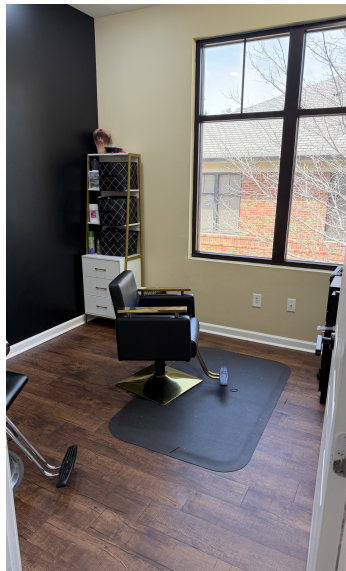
Offering Summary

Lease Rate:	\$19 SF/yr (NN)
Number of Units:	80
Available SF:	1,454 SF
Lot Size:	6,945 SF
Building Size:	1,454 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	170	626	3,721
Total Population	420	1,323	7,379
Average HH Income	\$188,570	\$180,712	\$157,707

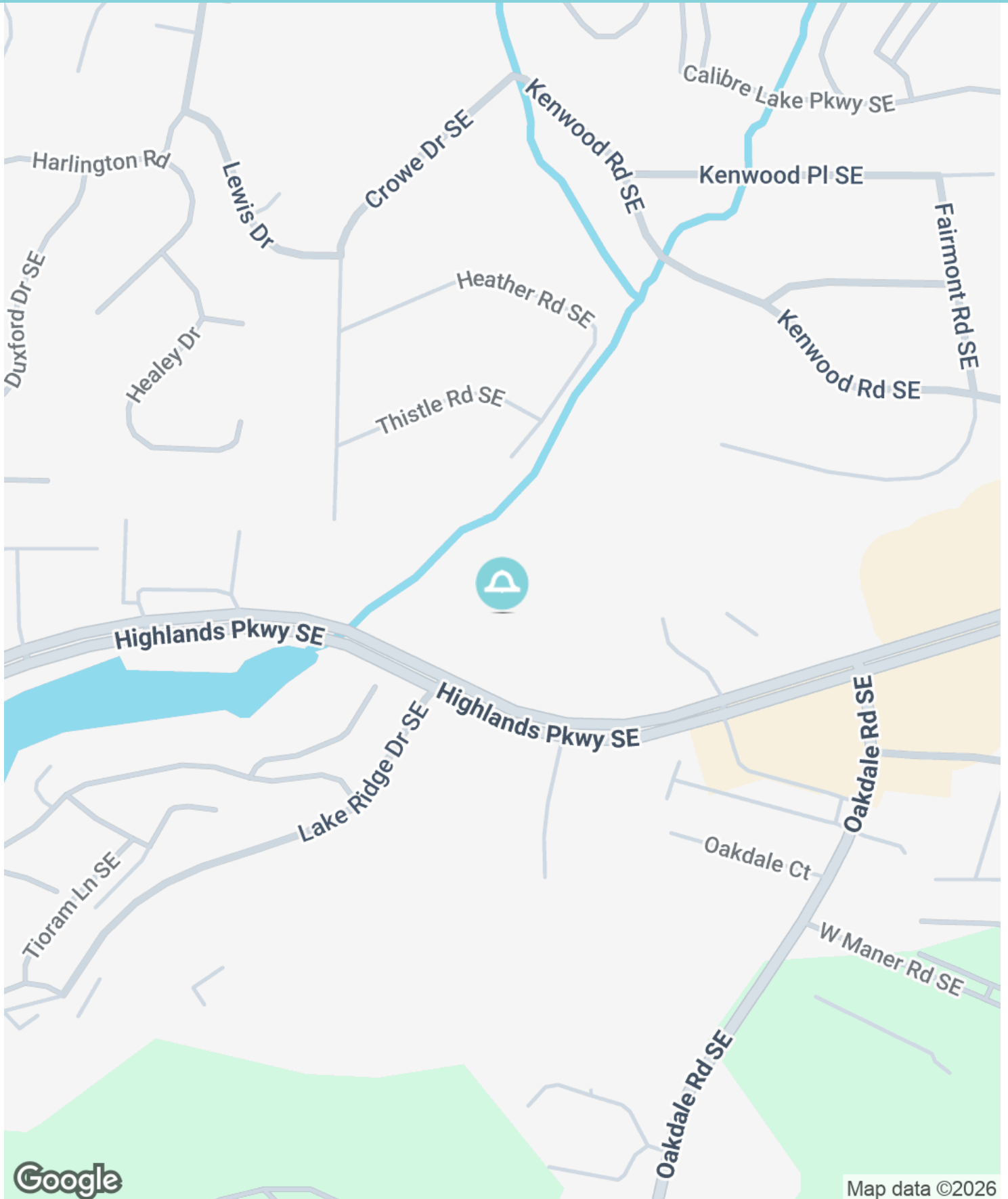
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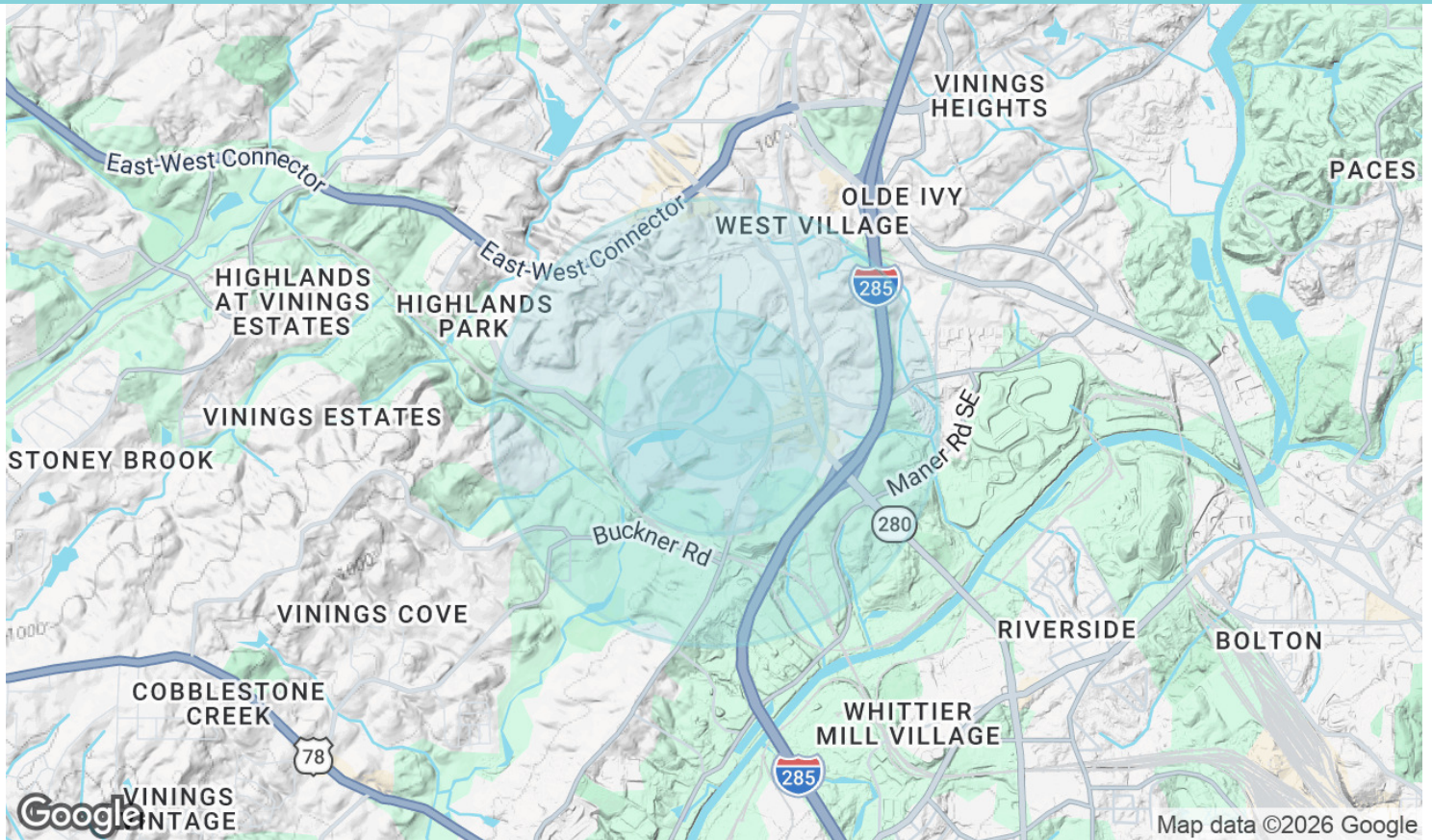
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	420	1,323	7,379
Average Age	37.1	39.2	41.3
Average Age (Male)	37.3	38.8	39.2
Average Age (Female)	36.9	40.1	41.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	170	626	3,721
# of Persons per HH	2.5	2.1	2.0
Average HH Income	\$188,570	\$180,712	\$157,707
Average House Value	\$521,000	\$488,526	\$451,936

2023 American Community Survey (ACS)