



1080 Windy Hill Rd SE, Smyrna, GA 30080

Neighborhood Retail Center  
Smyrna, GA

**39,730 SF**  
LEASABLE SPACE



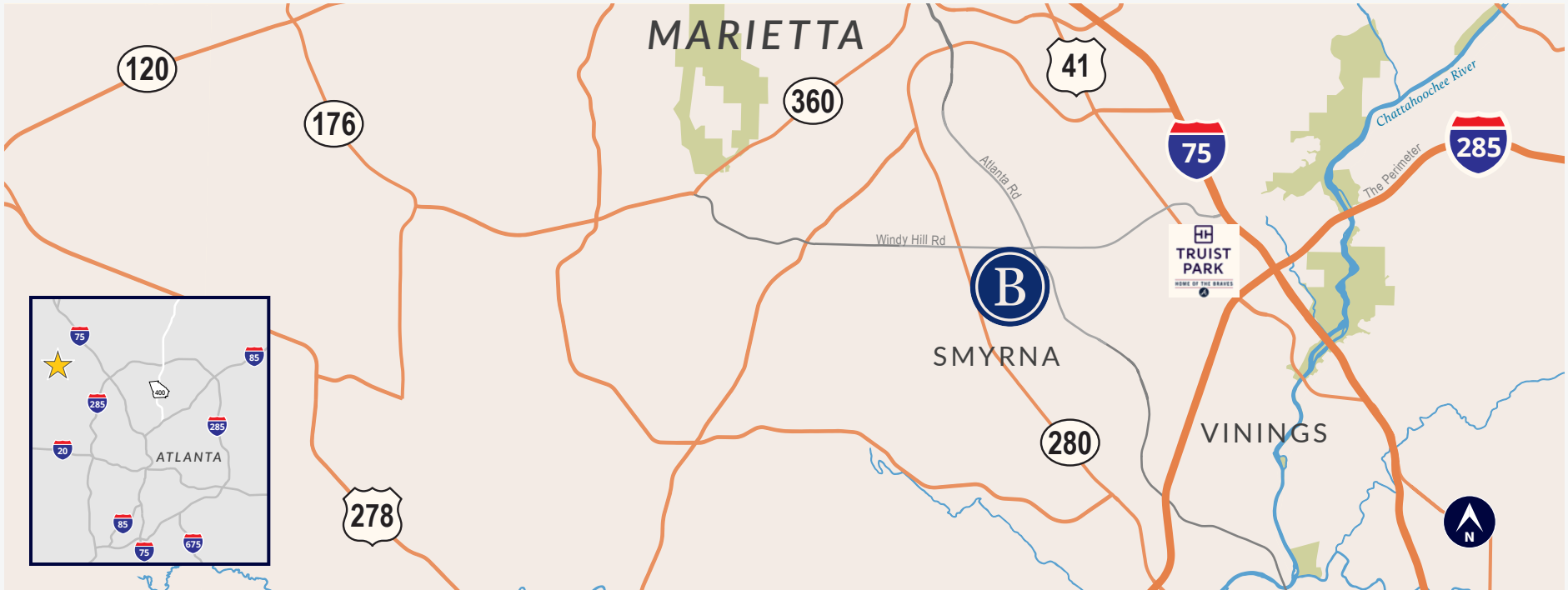
**HALPERN**  
ENTERPRISES, INC.





**The Shops at Belmont** is a neighborhood retail experience and part of the Belmont 48-acre mixed-use development at the intersection of Windy Hill Road and Atlanta Road.

- **Ideal tenant mix** of office, restaurants, retail & specialty service
- **Belmont development includes** David Weekley single-family homes, 400 Belmont luxury apartment community, Smyrna Elementary School and Belmont Physicians Center



**10-Minute Drive Time**

**69,479**  
HOUSEHOLDS

&

**167,889**  
POPULATION

- Strategic location at the signalized intersection of Windy Hill Rd. and Atlanta Rd.
- Smyrna named 4th Best Suburb for Millennials in Atlanta – Niche, 2018
- 36,800 VPD on Windy Hill Rd.





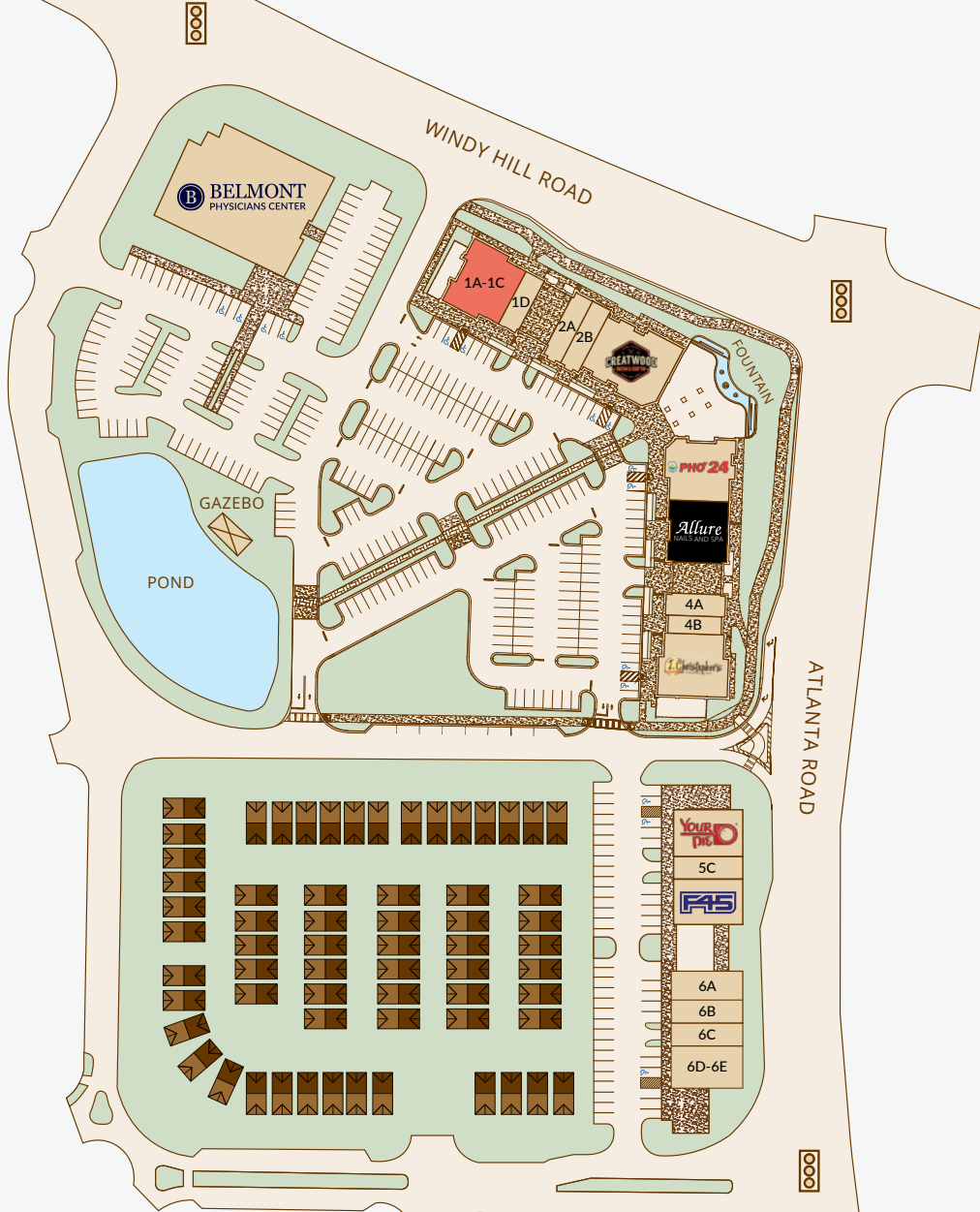


**PHASE I**

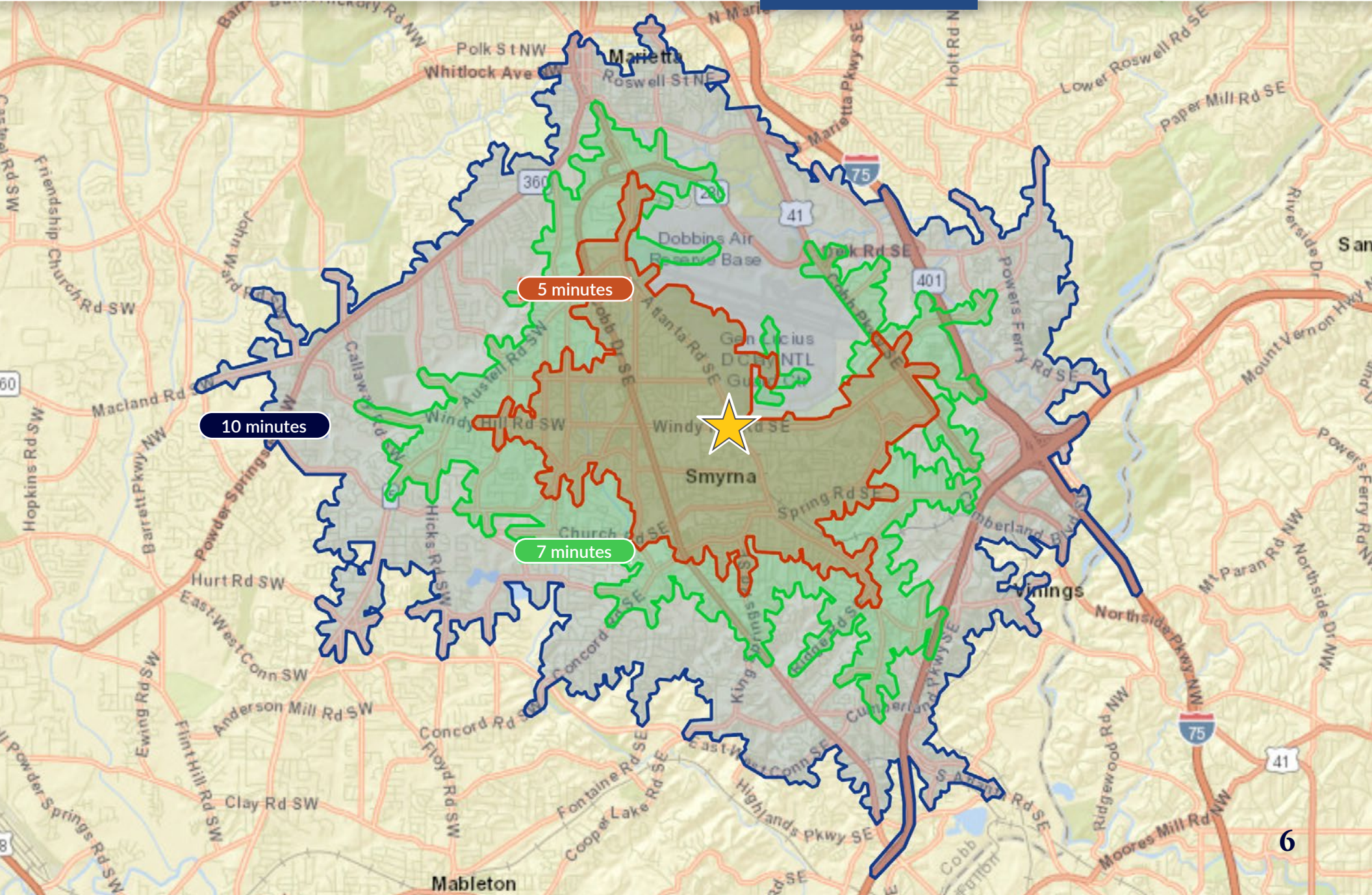
Unit #	Tenant	Size (SF)
<b>1A-1C</b>	<b>AVAILABLE</b> (Restaurant w/ patio)	<b>3,936 SF</b>
1D	Not As Famous Cookie Co.	1,200 SF
2A	iCandy Lash Bar	1,441 SF
2B	Perfect Distraction Hair Gallery	1,441 SF
2C-2F	Creatwood Tavern	5,204 SF
3A-3C	Pho 24	3,850 SF
3D-3F	Allure Nails & Spa	3,566 SF
4A	Hearing Solutions	1,200 SF
4B	N'Style Barber Shop	1,121 SF
4C-4E	J. Christopher's	4,937 SF

**PHASE II**

Unit #	Tenant	Size (SF)
5A-5B	Your Pie	2,400 SF
5C	Chasse Dance Studio	1,200 SF
5D-5E	F45	2,400 SF
6A	VeterinaryCare at Belmont	1,500 SF
6B	Brilliant Eyes Vision Center	1,200 SF
6C	Book Store	1,200 SF
6D-6E	Marrakech Express	2,100 SF







	5 MINUTES	7 MINUTES	10 MINUTES
<b>POPULATION</b>			
2000 Population	33,487	63,989	144,125
2010 Population	32,553	63,884	147,021
2021 Population	35,914	70,999	167,889
2026 Population	38,023	74,932	178,722
2000-2010 Annual Rate	-0.28%	-0.02%	0.20%
2010-2021 Annual Rate	0.88%	0.94%	1.19%
2021-2026 Annual Rate	1.15%	1.08%	1.26%
2021 Male Population	50.4%	50.1%	50.1%
2021 Female Population	49.6%	49.9%	49.9%
2021 Median Age	33.1	33.0	33.2
<b>MEDIAN AGE</b>	The median age in this area is 33.1, compared to U.S. median age of 38.5.		
<b>RACE AND ETHNICITY</b>			
2021 White Alone	44.4%	42.9%	41.6%
2021 Black Alone	32.4%	33.3%	36.4%
2021 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2021 Asian Alone	3.4%	5.0%	6.2%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	14.7%	14.0%	11.2%
2021 Two or More Races	4.6%	4.2%	4.1%
2021 Hispanic Origin (Any Race)	33.9%	31.5%	24.9%
<b>HOUSEHOLDS</b>			
2000 Households	13,562	26,302	59,478
2010 Households	13,249	26,181	60,767
2021 Total Households	14,554	28,820	69,479
2026 Total Households	15,365	30,329	74,108
2000-2010 Annual Rate	-0.23%	-0.05%	0.21%
2010-2021 Annual Rate	0.84%	0.86%	1.20%
2021-2026 Annual Rate	1.09%	1.03%	1.30%
2021 Average Household Size	2.46	2.46	2.35
<b>AVERAGE HOUSEHOLD INCOME</b>			
2021 Average Household Income	\$78,407	\$79,370	\$85,319
2026 Average Household Income	\$88,613	\$89,384	\$96,157
2021-2026 Annual Rate	2.48%	2.40%	2.42%

Source: ESRI, September 2021









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