

FOR SALE



THE SHOPS AT MARKET VILLAGE

1295 W Spring St SE

SMYRNA, GA

HARRISON PROPERTIES

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DEAL CONTACTS:

For more information, please contact the below.

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PRESIDENT, BROKERAGE

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THE SHOPS AT MARKET VILLAGE

Smyrna, Georgia

OFF-MARKET RETAIL PROPERTY



PROPERTY DASHBOARD

\$215,235

IN-PLACE NOI

15,418 SF

TOTAL NLA

0.26 AC

LOT SIZE

78%

OCUPANCY

2004

YEAR BUILT

PARCEL ID: 17-0521-0-183-0
COUNTY: COBB

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,772	36,928	92,292
Total Population	10,724	86,072	215,341
Average HH Income	\$61,196	\$68,169	\$71,610

ASKING PRICE

Listed

SALE STATUS

\$3,300,000

SALE PRICE

PROPERTY HIGHLIGHTS

Quick Access to Atlanta Rd, Cobb Pkwy, and I-285

The property is positioned along a corridor seeing 32.5K vehicles daily near Atlanta Road and is located less than 3 miles away from I-75/I-285. Smyrna is a growing suburban hotspot and has become well known as a desirable nesting ground for middle to high income families.

Located in the City of Smyrna's Award Winning Market Village

The property is nestled in the heart of a bustling mixed-use development, Smyrna Market Village, a thriving community of retail, office, and townhomes. It offers unmatched visibility in a high-traffic retail hub for the city. It's pedestrian and walk friendly with a range of boutique retail shops, dining spots, and communal spaces.

Close Proximity to Truist Park/The Battery and Cumberland Mall

The property is just 11 minutes from Truist Park, home to the Atlanta Braves. The park draws over 2.5M fans annually - with year round events inside its retail and bars component, The Battery Atlanta. Cumberland Mall, a regional mall powerhouse with 1.1M SF of retail anchored by Macy's and Costco, is located 9 minutes from the property and garners a steady stream of affluent shoppers to the area.

HARRISON PROPERTIES

PROPERTY SUMMARY



OFFERING SUMMARY:

Harrison Properties is please to exclusively offer for sale The Shops at Market Village, Building 5 located in Smyrna, GA - the fastest growing city in Cobb County. The center sits inside the Smyrna Market Village complex, a heavily frequented location for Smyrna residents that includes dining, retail shopping, and residential options. The property is conveniently located off of Atlanta Road SE with quick access to both I-285 and I-75.

PROPERTY HIGHLIGHTS:

- Retailers in Smyrna Market Village include Cafe Lucia, Moe's Southwest Grill, Vintage Tavern, Atkins Park Tavern, Stout Brothers Beer Market, Zucca Bar and Pizzeria, and many others.
- Seconds away from Jonquil Mall, an 11 acre mixed use development in the heart of Smyrna. Tenants include Publix, Neck's, and Willy Mexicana Grill.

PROPERTY INFORMATION:

Address:	1295 W. Spring St, Bldg. 5, Smyrna, GA 30080
County:	Cobb
Building Size:	15,418 SF
Lot Size:	0.26 AC
Submarket:	Cumberland/Galleria
Cross Streets:	W. Spring St & Atlanta Rd
Zoning:	C-1
Year Built:	2004
Number of Units:	5
Number of Floors:	2

THE SHOPS AT MARKET VILLAGE

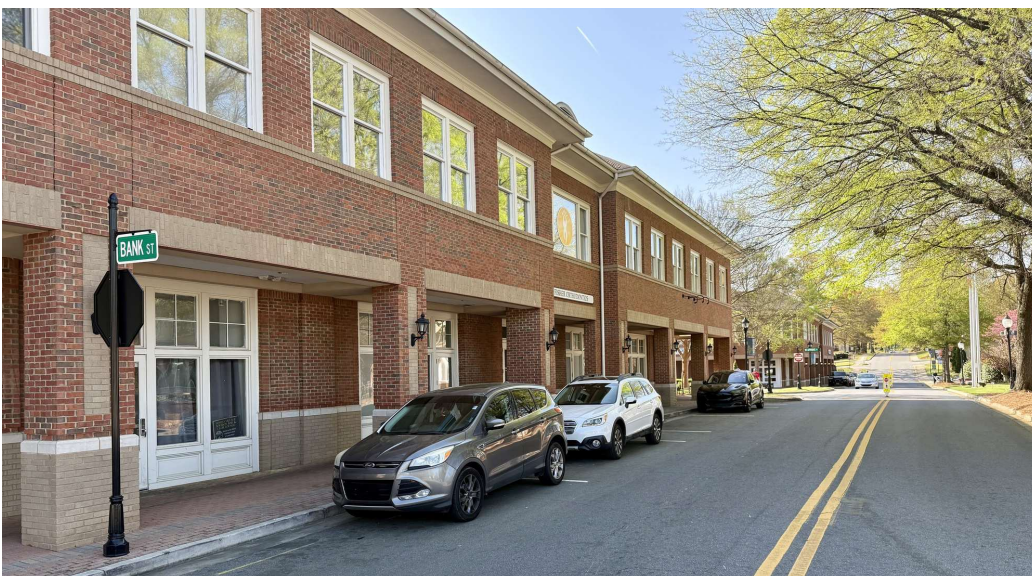
Smyrna, Georgia

RETAIL PROPERTY FOR SALE



HARRISON PROPERTIES

PROPERTY PHOTOS



THE SHOPS AT MARKET VILLAGE

Smyrna, Georgia

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PROPERTY PHOTOS



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PROPERTY INTERIOR PHOTOS



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TENANT PROFILES



Giving Tree Center for Yoga & Wellness: Interior photo

GIVING TREE CENTER FOR YOGA AND WELLNESS

The Giving Tree Center for Yoga and Wellness offers health based services including vinyasa yoga, basics of yoga, prenatal yoga and mindfulness meditation individually or within a group setting. The company regularly hosts retreats and events for their members.

Suite: 201

Size: 2,625 SF

Lease Start: 12/15/2020

Lease Expiration: 12/31/2033

Website: www.givingtreeyogasmyrna.com



The Vineyard Wine Market: Interior photo

THE VINEYARD WINE MARKET

The Vineyard Wine Market offers a full wine bar and tasting experience. It's home to over 40 different wines by the glass, 20 wines on tap and over 500 available by the bottle. The company serves tapas (appetizers) and regularly host private parties of up to 100 people.

Suite: 100

Size: 4,781 SF

Lease Start: 4/1/2018

Lease Expiration: 2/29/2032

Website: www.thevineyardwinemarket.com

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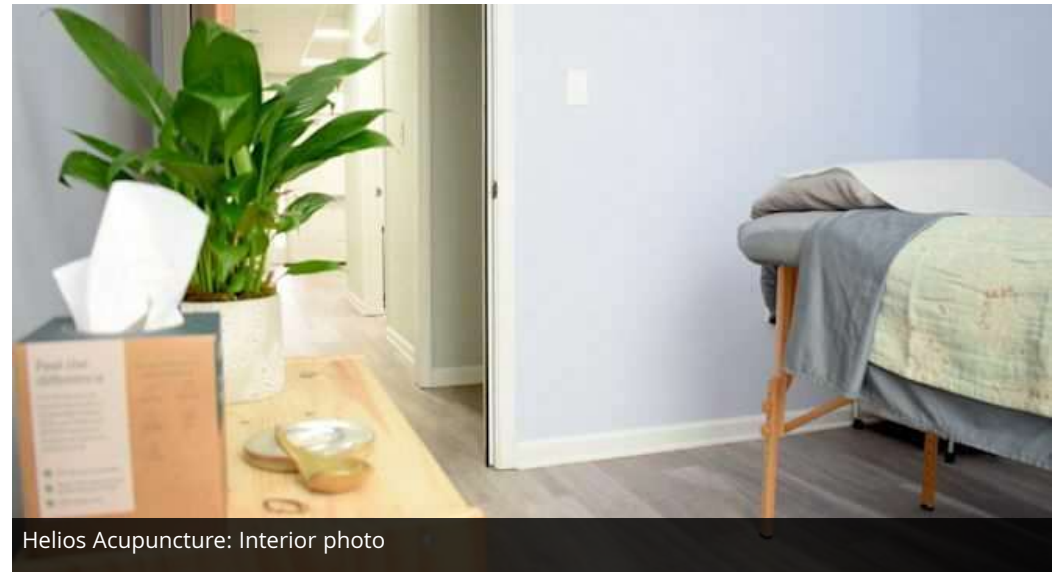


The Village Hideout: Interior Photo

THE VILLAGE HIDEOUT

The Village Hideout was voted "Best cigar lounge in Atlanta" and "Best Cigar Lounge Manager" in 2022. The company offers a full bar setup with craft cocktails, wide selection of cigars, and small bites. It regularly hosts live music from popular local artists and has attracted a loyal following among Smyrna residents.

Suite: 130
Size: 3,742 SF
Lease Start: 2/15/2021
Lease Expiration: 2/29/2032
Website: www.thevillagehideout.net



Helios Acupuncture: Interior photo

HELIOS ACUPUNCTURE

Helios Acupuncture offers acupuncture services and has been in business for over 27 years. Acupuncture is a traditional Chinese medicinal practice that is most commonly used for pain relief from migraines, chronic pains and muscle tension. It improves blood circulation, reduces inflammation and stimulates the nervous system.

Suite: 230
Size: 880 SF
Lease Start: 11/15/2005
Lease Expiration: 11/30/2027

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MARKET VILLAGE PHOTOS



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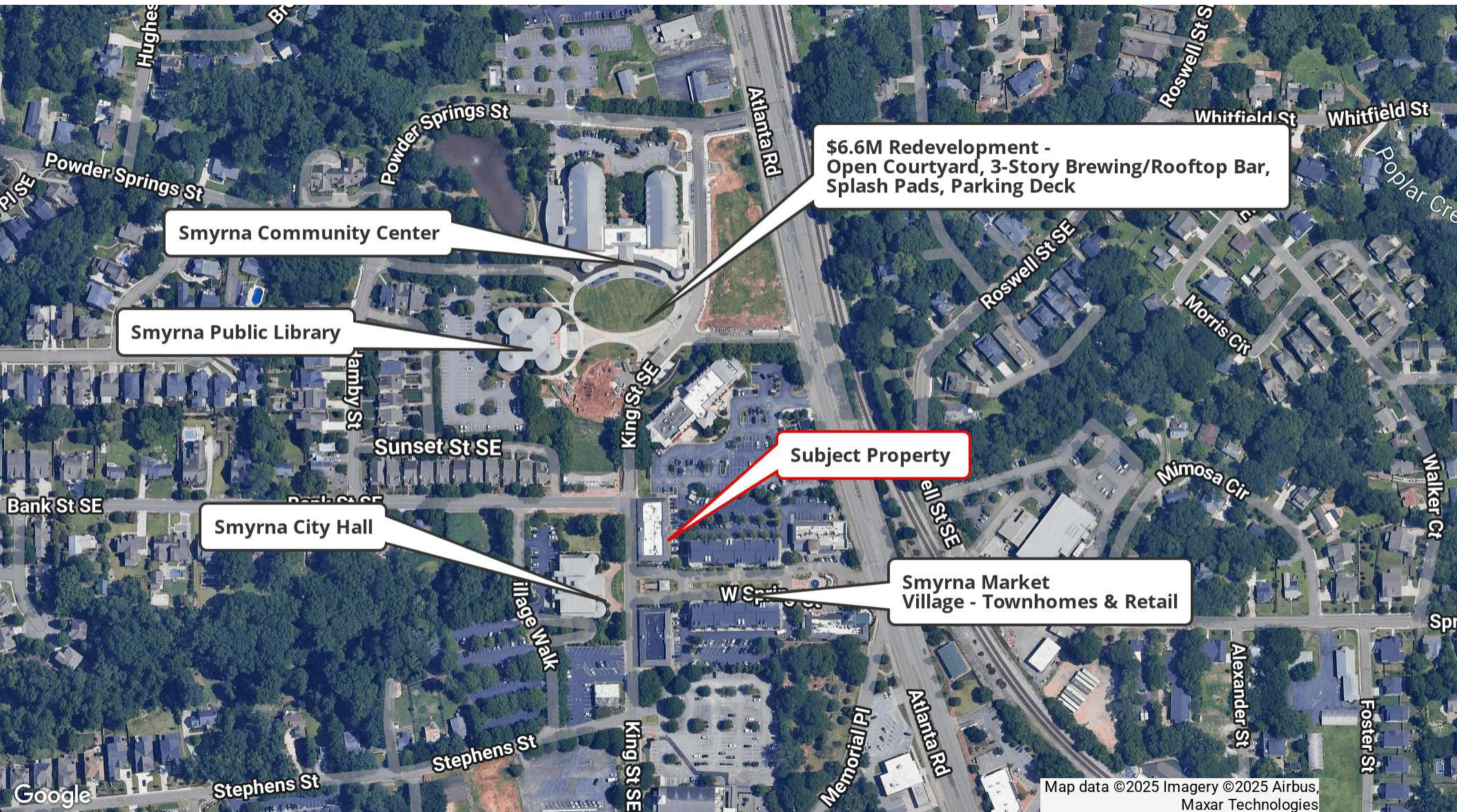
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SURROUNDING DESTINATIONS



THE SHOPS AT MARKET VILLAGE

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SMYRNA COMMUNITY CENTER, \$6.6M REDEVELOPMENT (IN PROGRESS) AND CITY HALL



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HARRISON PROPERTIES RETAILER MAP



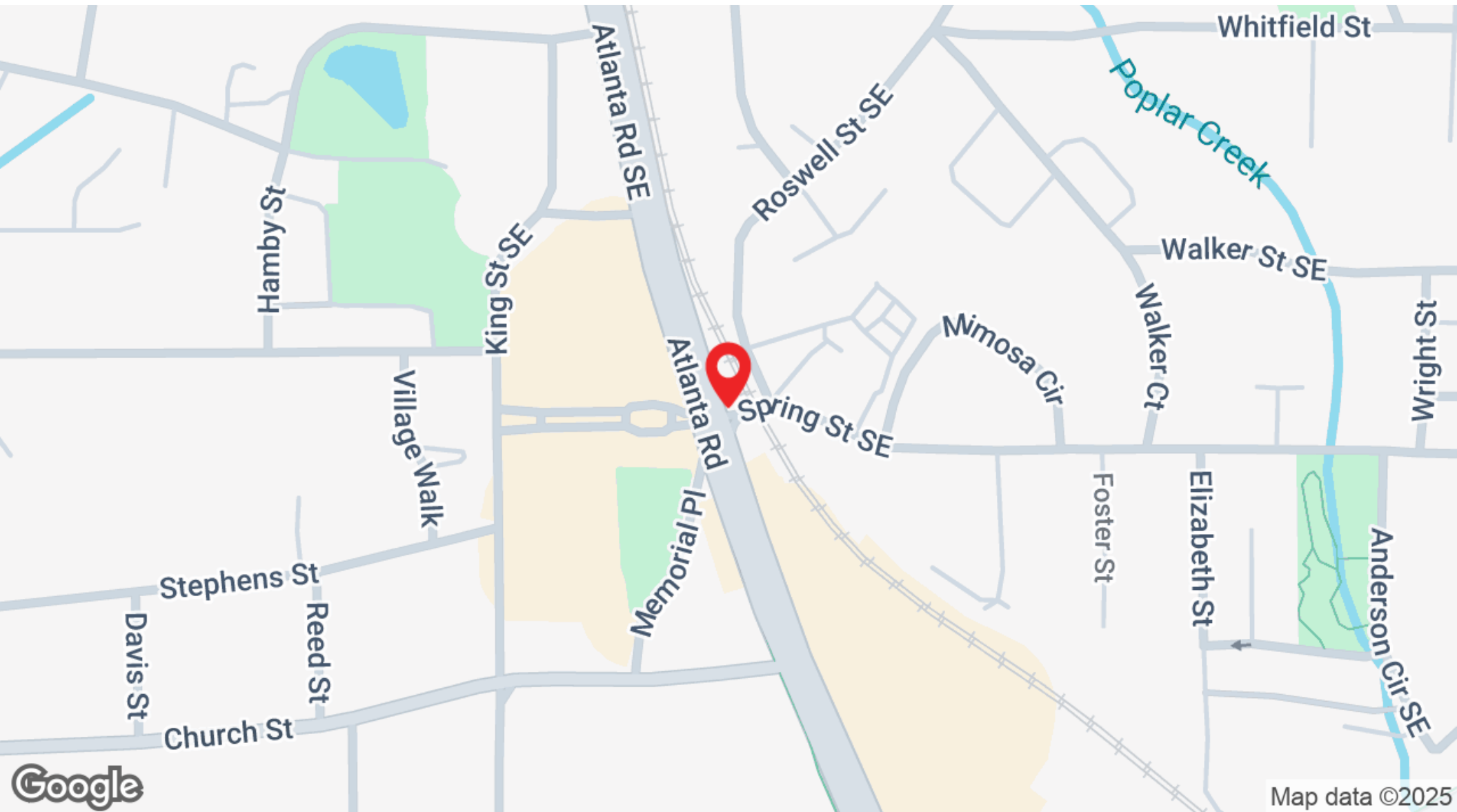
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LOCATION MAP



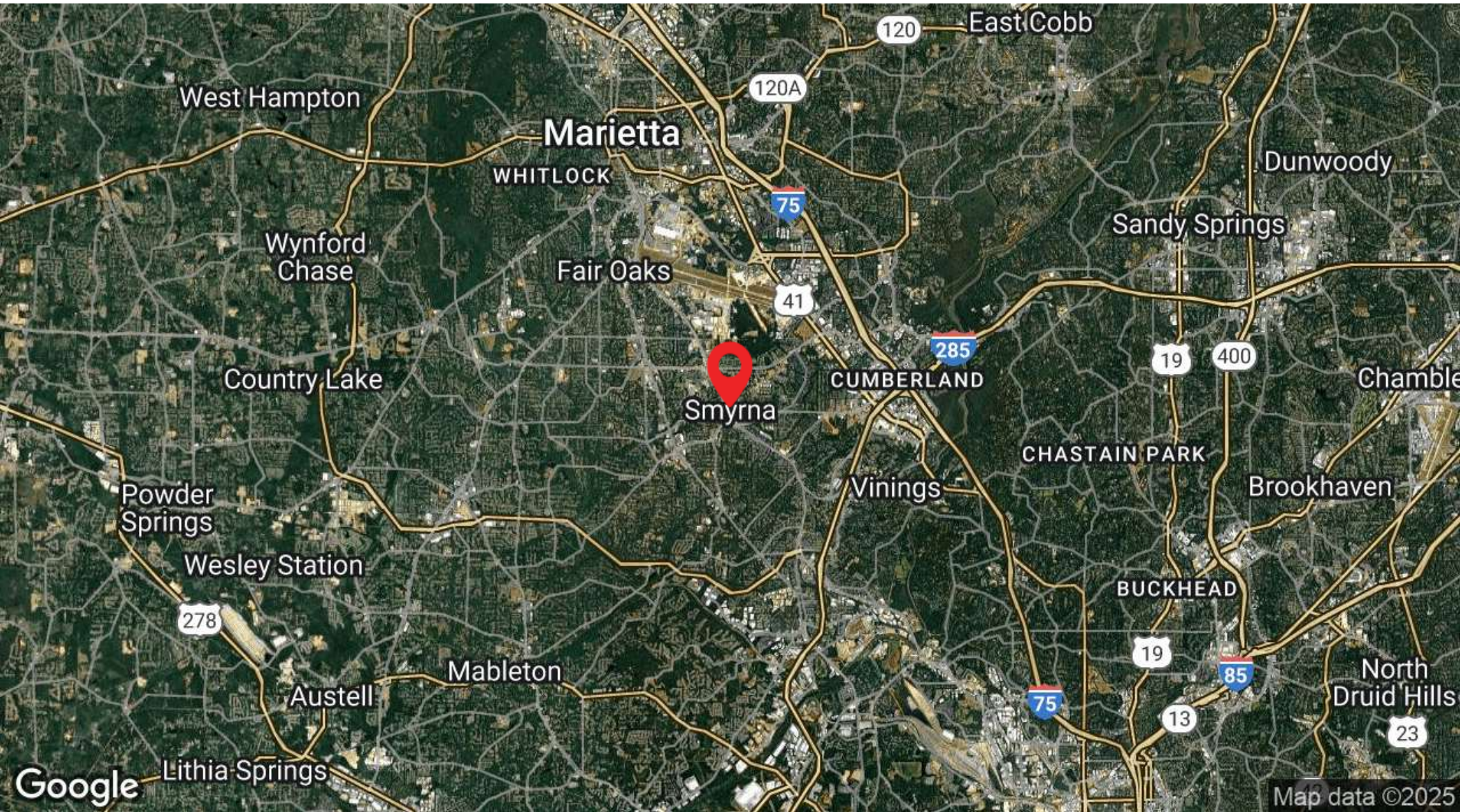
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HARRISON PROPERTIES

REGIONAL MAP



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RETAIL PROPERTY FOR SALE

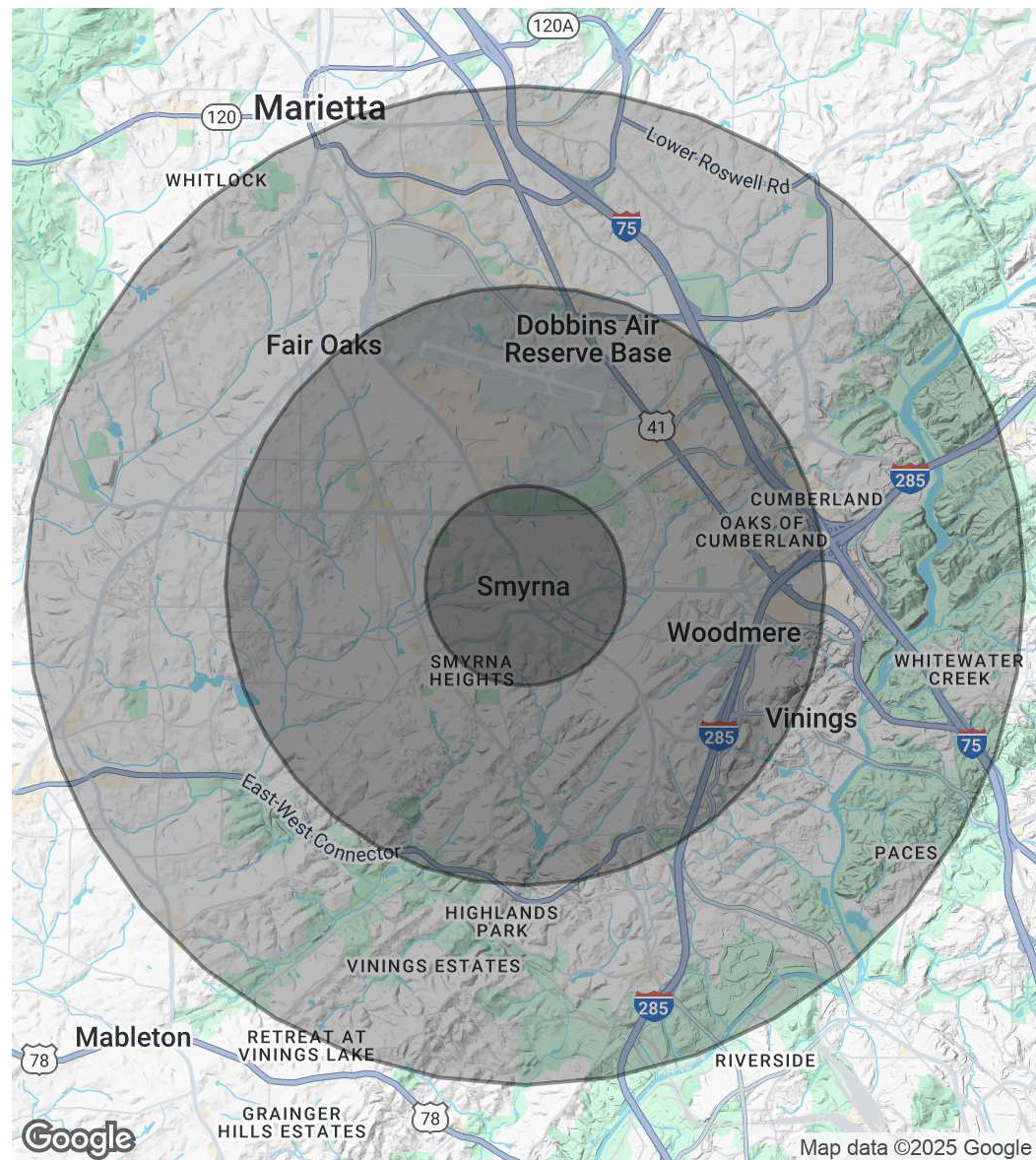


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,724	86,072	215,341
Average Age	33.3	31.7	32.2
Average Age (Male)	32.9	31.5	31.9
Average Age (Female)	33.4	31.8	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,772	36,928	92,292
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$61,196	\$68,169	\$71,610
Average House Value	\$186,507	\$243,903	\$260,352

2020 American Community Survey (ACS)



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