

Portfolio Of Two Adjacent Retail Buildings

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

FOR SALE



Property Description

Two adjacent, fully-leased retail buildings on one of Cobb County's busiest corridors – minutes from The Battery, I-75, and I-285. Stable in-place income today, with CG zoning and a Mixed-Use future land use designation preserving long-term redevelopment optionality. An infill Smyrna position that delivers cash flow now and corridor upside later.

Property Highlights

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

Offering Summary

| | |
|------------------|-------------|
| Sale Price: | \$1,350,000 |
| NOI | \$76,706 |
| CAP | 5.68% |
| Building Size: | 6,017 SF |
| Number of Units: | 7 |

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