

# OLDE IVY VILLAGE

4330 EAST WEST CONNECTOR, SMYRNA, GA 30082

# FOR LEASE



## LOCATION DESCRIPTION

Property managed by Inland Property Management, LLC

## PROPERTY HIGHLIGHTS

- Available: 4,200 sf endcap (2nd generation restaurant space available with a patio)
- Available: 1,520 SF
- Site is located in Smyrna on highly trafficked East West Corridor
- GLA: 46,500 SF
- Sprouts Farmers Market anchored center with complimentary tenant mix
- 5 points of access including signalized access into the property
- GA DOT Traffic Counts: East West Connector-38,460 AADT / S. Cobb Drive-36,900 AADT



## DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Population Density	11,690	81,728	214,720
Average HH Income	\$183,231	\$164,380	\$139,388
Daytime Population	13,355	87,983	247,165



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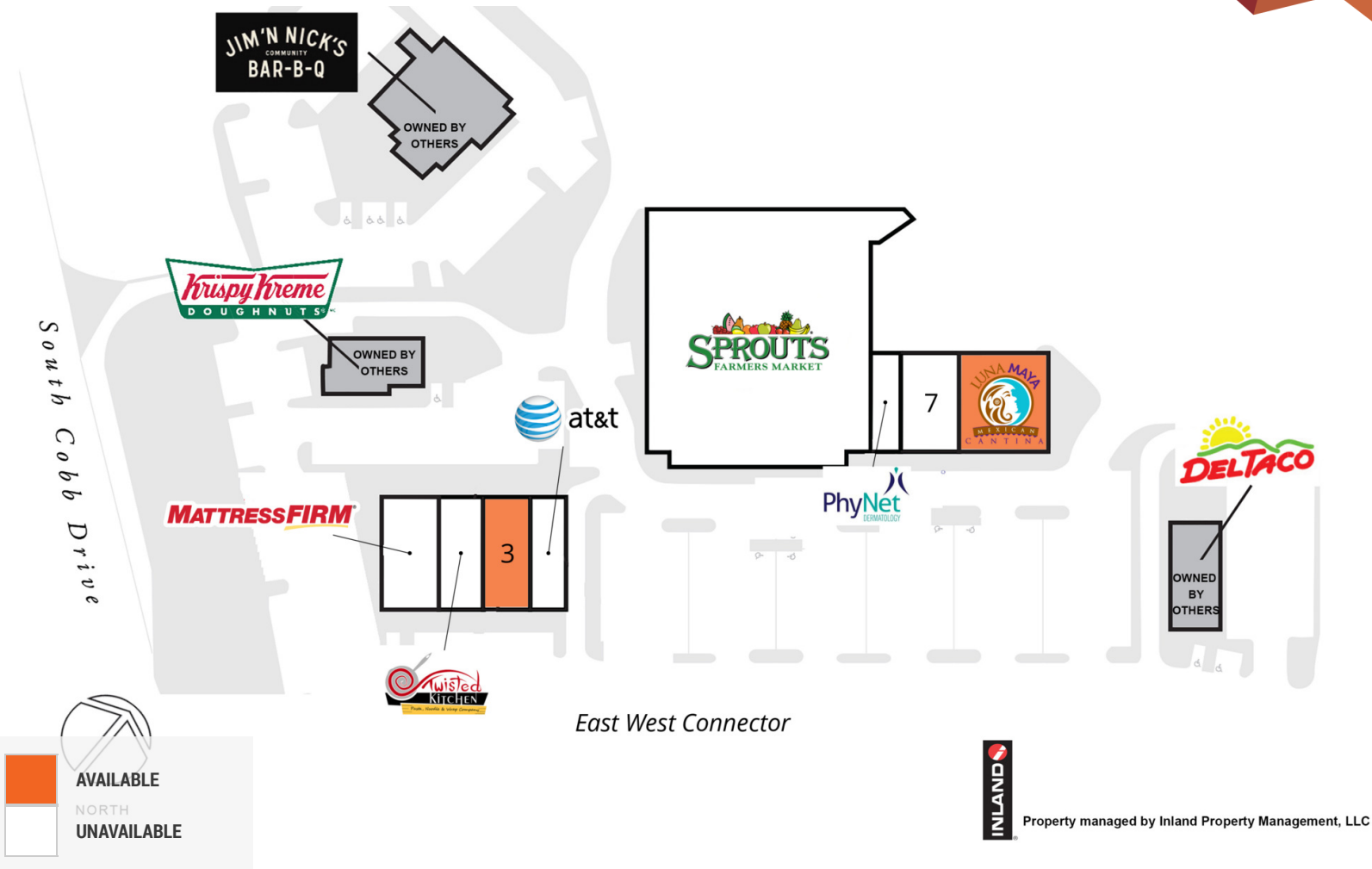
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SUITE	TENANT NAME	SPACE SIZE
1	Mattress Firm	4,000 SF
2	Twisted Kitchen	2,400 SF
3	Available	1,520 SF
4	AT&T	2,080 SF
5	Sprouts	28,083 SF
6	PhyNet Dermatology	1,417 SF
7	Nailcare Spa	2,800 SF
8	Available	4,200 SF



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