

# 1,600 - 3,335 SF RETAIL FOR LEASE

1385 HIGHLANDS RIDGE ROAD SE, SMYRNA, GA 30082



## PROPERTY DETAILS

- 1,735 SF End Cap For Lease
- 1,600 SF In-line For Lease
- 3,335 SF End Cap For Lease



## CONTACT US

Josh Yao | josh@riseprop.com | 678.620.7102  
David Evans | david@riseprop.com | 470.358.1783

## PROPERTY HIGHLIGHTS

- Strong visibility on East West Connector SE with 31,300 VPD
- Building Signage and Monument Signage Available
- Adjacent to Smyrna's Industrial Corridor (5M SF - 95% Occupancy)
- Cross Access Easement with Signalized Intersection
- Strong Parking Ratio (5.17 / 1,000 SF)
- 2.5 miles to I-285
- Zoning : GC (General Commercial)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	6,969	75,596	211,041
MEDIAN HOUSEHOLD INCOME	\$116,111	\$108,855	\$83,691
DAYTIME EMPLOYEMENT	3,211	38,040	111,308

