

The Center of What's Next

Boutique office and retail/restaurant
opportunities in the heart of Downtown Smyrna

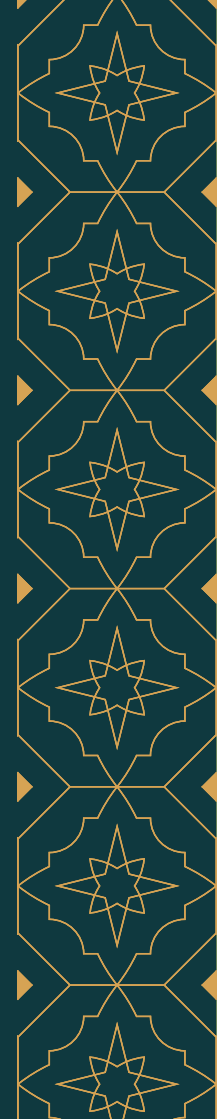
1295 WEST SPRING STREET
SMYRNA, GA

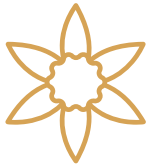


A Rare Moment in Downtown Smyrna

Downtown Smyrna is entering its next phase—expanding its footprint, introducing new residential density, and strengthening its position as a walkable, community-driven destination.

With the City advancing a transformative redevelopment directly adjacent to Market Village, 1295 West Spring Street offers a unique opportunity to establish a presence at the center of that growth, before it fully arrives.



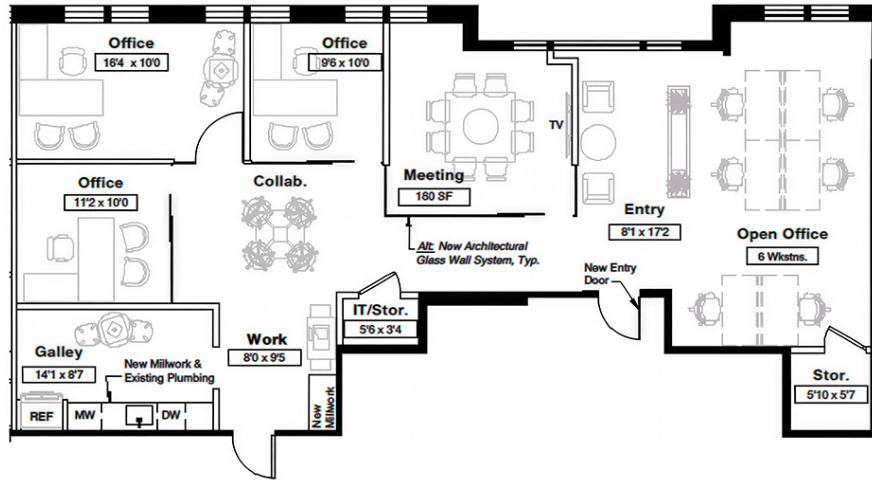


A Different Kind of Office



A rare opportunity to secure boutique office space in a walkable downtown environment, offering an alternative to traditional suburban office settings.

- ±1,855 SF upper-level opportunity in Suite 220
- Elevator lobby exposure
- Ideal for professional or creative users
- Walkable access to dining, coffee, and amenities
- Walkable to Stillfire Brewery
- Positioned within Smyrna's evolving downtown core



Positioned for More.



WHAT'S DRIVING ACTIVITY

- Established Market Village dining and retail hub
- Proximity to City Hall and year-round community programming
- Continued residential growth increasing daily demand
- Planned mixed-use additions, including retail, office, and hotel
- Expanded walkability, green space, and gathering areas

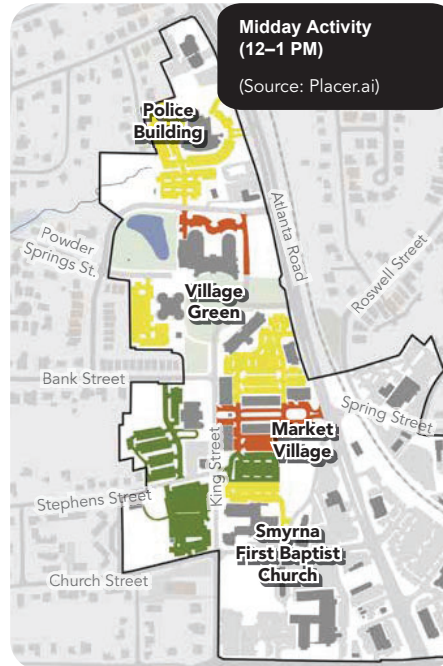
This isn't speculative.
It's already happening.

New development builds on an active, proven district—
not a concept still waiting to materialize.

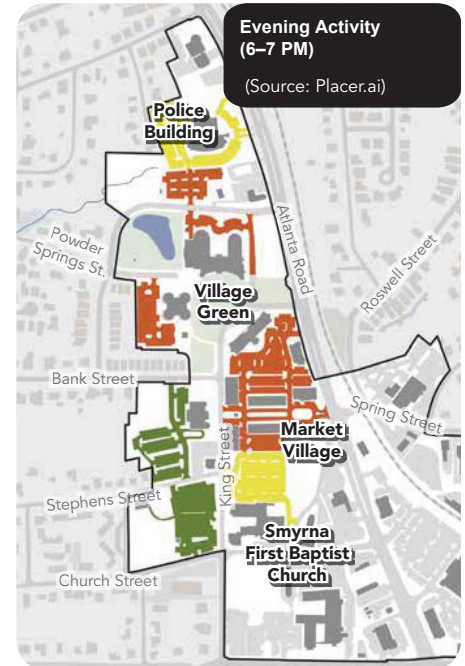
1,500+ lunch visits. 2,000+ evening visits. And growing.

Consistent daily foot traffic reinforces Market Village as a true destination—today and into the future.

Lunch Hour Utilization



Evening Weeknight Utilization



All supported by the City's Downtown Smyrna redevelopment initiative. Planned improvements and amenities are based on current redevelopment plans and are subject to change.

Percent Occupancy

- 80-100%
- 40 to 80%
- 0 to 30%

What's Taking Shape



A WALKABLE, CONNECTED DOWNTOWN IN MOTION

350 NEW HOMES

Fueling daily foot traffic and local demand

8-12 NEW BUSINESSES

Expanding the local retail and service mix

4-6 RESTAURANTS + FOOD HALL

Driving destination dining and evening activity

120 HOTEL ROOMS

Adding consistent, daily visitor traffic

All contributing to a more active, connected,
and experience-driven downtown.





Demand is Clear. The Opportunity is Rare.

COMMUNITY DEMAND

- More restaurants + gathering places
- Walkable retail + boutique shops
- Entertainment + experience

**More energy. More activity.
More reasons to stay.**

MARKET REALITY

- Limited small-format Class A Office
- Shift to walkable, amenity- rich locations
- Demand from startups + hybrid users

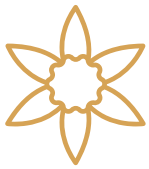
**It's not about more space.
It's about the right space.**

WHY 1295 SPRING STREET

- Heart of Market Village
- Built-in visibility + foot traffic
- Right size for modern users

**Exactly what the market
is asking for.**

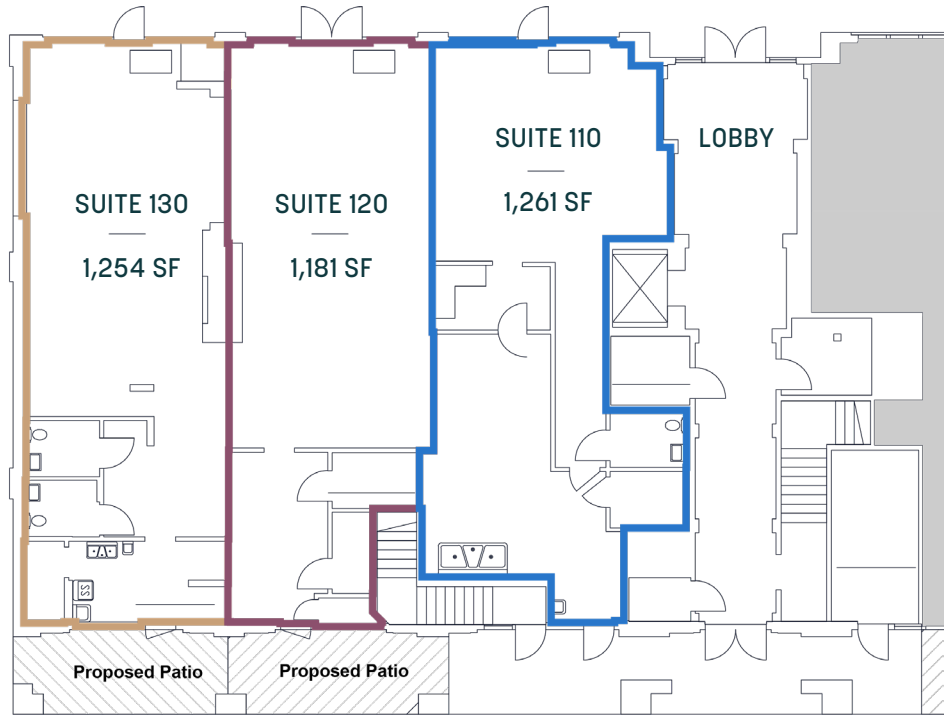




Ready for the Right Concept

A highly visible retail/restaurant opportunity in Smyrna's most active district, well positioned to capture both daily foot traffic and destination dining.

1,181 – 3,698 SF
AVAILABLE





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