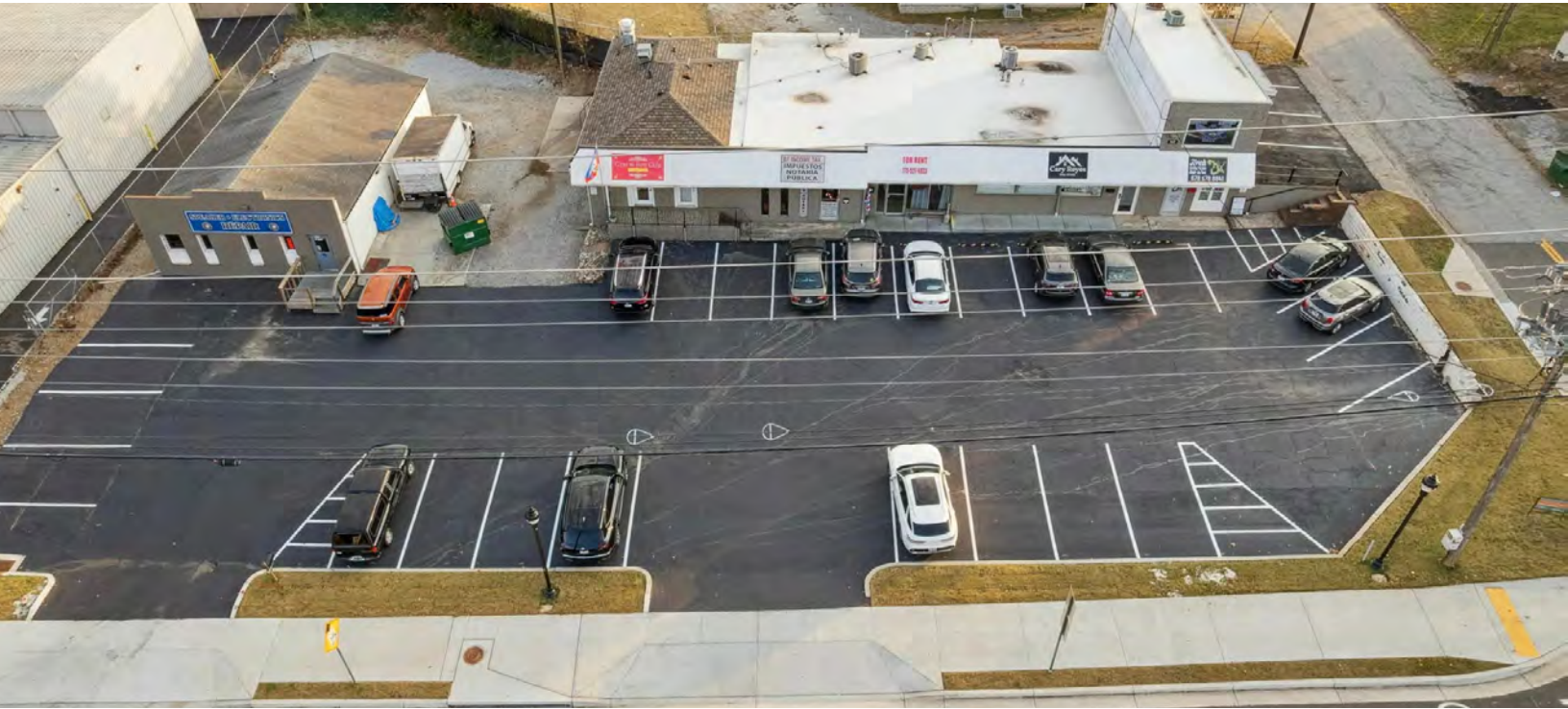


Price Reduction: Adjacent Retail Buildings - Portfolio

FOR SALE

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



Property Description

A two-portfolio located in the City of Smyrna comprising 6,017 SF on 0.58 acres. Includes a 4,577 SF 6-tenant strip center and a 1,440 SF freestanding retail building. Zoned CG, with a Mixed Use (MU) future land-use designation, this portfolio offers strong cash flow, value-add upside, and significant redevelopment potential along the Windy Hill Road corridor.

Property Highlights

- 100% Leased
- 6,017 SF Retail Portfolio — Sold Together
- 435' of road frontage on Windy Hill Rd
- 40,200 - 44,200 AADT (GDOT 2025)
- 32 parking spaces + rear parking
- 560 Windy Hill: 4,577 SF / 6 tenants
- 570 Windy Hill: 1,440 SF freestanding retail
- Zoning: CG (Commercial General)
- FLU: Mixed Use (MU) — long-term redevelopment upside
- High traffic corridor with strong visibility
- Value-add rent growth opportunities
- Minutes to I-75, I-285 The Battery, and South Cobb Drive

Offering Summary

Sale Price:	\$1,299,999
Number of Units:	7
Lot Size:	25,264 SF
Building Size:	6,017 SF
NOI:	\$76,706.00
Cap Rate:	5.9%

Willie F. Smith, MRED, CREC
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Berkshire Hathaway HomeServices
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770.421.8600
[View Website](#)



Adjacent Retail Portfolio Buildings

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

FOR SALE

Additional Photos



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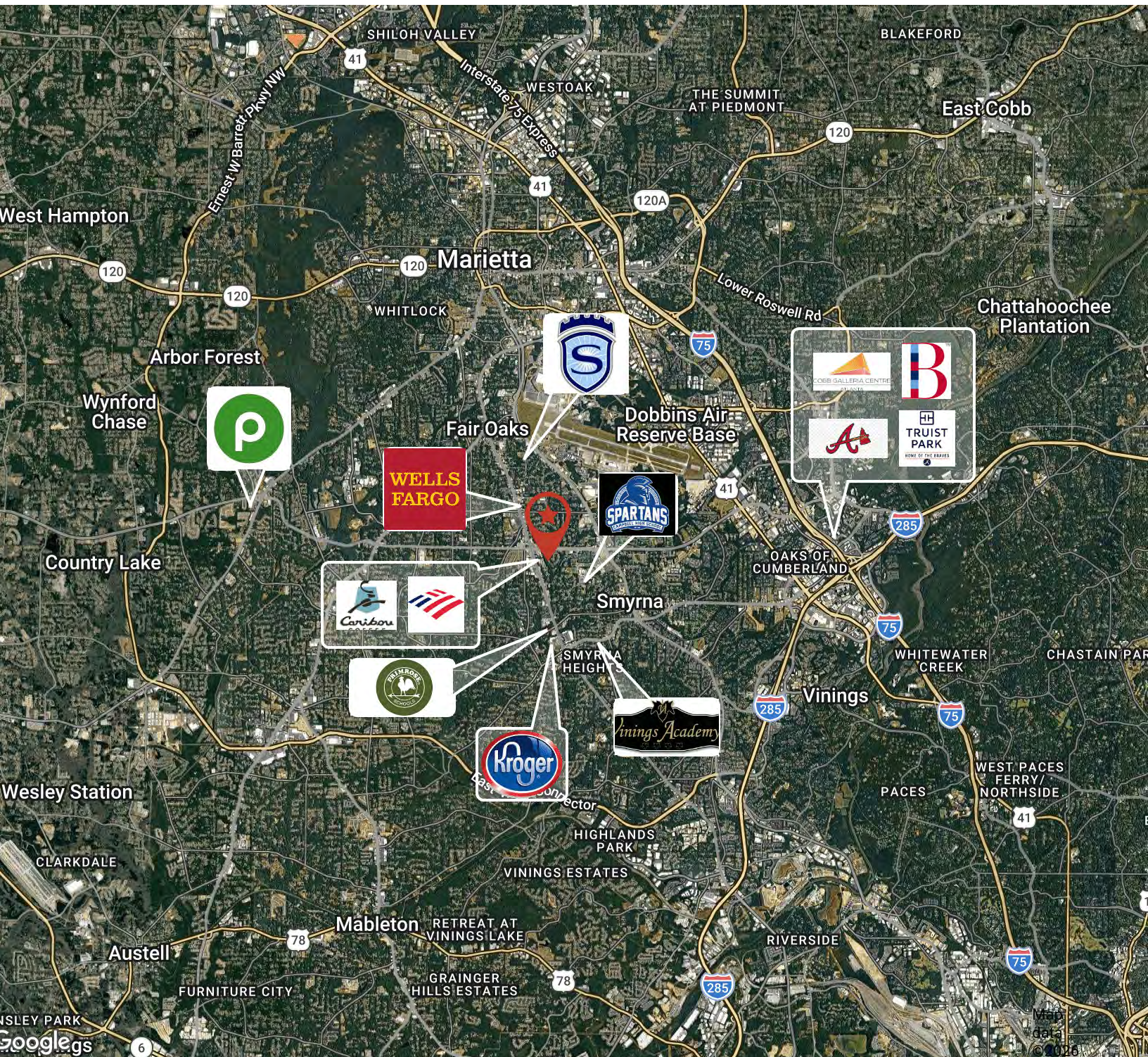
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Adjacent Retail Portfolio Buildings

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

FOR SALE

Location Map



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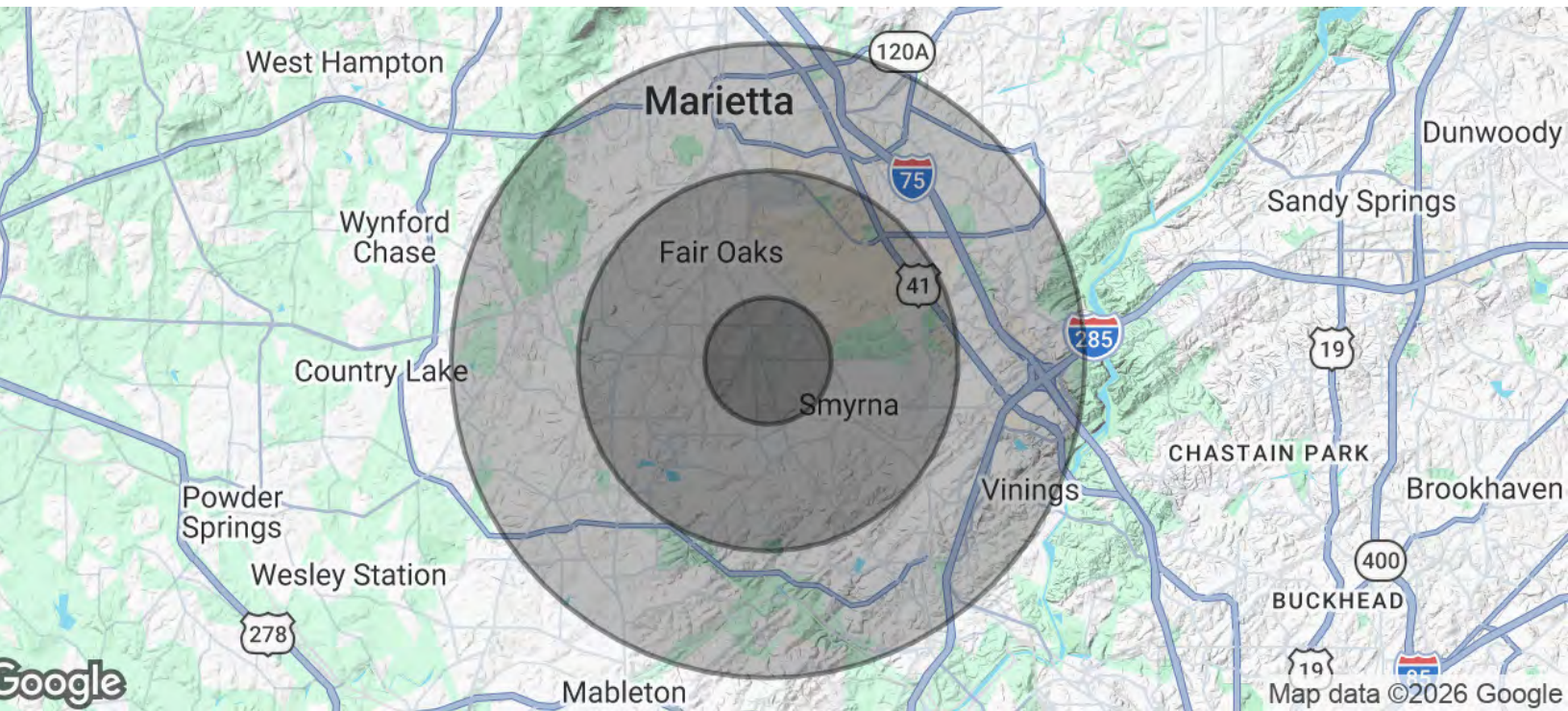
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Adjacent Retail Portfolio Buildings

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

FOR SALE

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	14,016	91,136	254,589
Average Age	35	36	38
Average Age (Male)	35	35	37
Average Age (Female)	36	37	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,281	35,934	108,187
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$89,619	\$99,615	\$113,130
Average House Value	\$350,714	\$386,851	\$429,406

2020 American Community Survey (ACS)

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