

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES



Portfolio of Two Adjacent Retail Buildings

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

Exclusively Represented By:

Willie F. Smith, MRED

Realtor

404 941 0288

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OFFERING MEMORANDUM

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FOR SALE

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Executive Summary

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Offering Summary

Price	\$1,350,000
NOI / Cap Rate	\$76,706 / 5.68%
Price / GSF	\$224.36
560 Windy Hill (Strip Center)	4,577 SF
570 Windy Hill (Freestanding)	1,440 SF
Occupancy	100%
Units	7
Parking Spaces / Ratio	32 / 5.32
Year Built	1968 & 1984

Executive Summary

Presenting a rare opportunity to acquire two adjacent commercial properties along the rapidly redeveloping Windy Hill Road corridor in Smyrna, GA. The portfolio includes a 6-tenant strip center (4,577 SF) and a freestanding retail building (1,440 SF) totaling 6,017 SF on 0.58 acres. Together, the properties offer 435 feet of combined frontage, 32 dedicated parking spaces, and additional parking in the rear.

Both properties are zoned CG (Commercial General)—permitting a wide variety of retail and service uses—while the Future Land Use (FLU) designation is Mixed Use (MU), a powerful long-term value driver supporting redevelopment, intensification, and higher-density commercial or mixed-use projects.

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Property Description

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Property Description

A two-property commercial portfolio located in the City of Smyrna comprising 6,017 SF on 0.58 acres, featuring 435 feet of frontage, 32 parking spaces, and additional parking in the rear. 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.

Location Description

Featuring 435 feet of frontage with two curb cuts accessing 32 parking spaces to the retail buildings. The property sits on a high-traffic, high-growth commercial corridor primed for redevelopment. 34,500 to 40,800 DTC (GDOT 2025).

Parking Description

Reseal and striped parking spaces with additional gravel parking in the back of 570.

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Complete Highlights

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Property Highlights

- 6,017 SF Retail Portfolio – Sold Together
- 435' of road frontage on Windy Hill Rd
- 40,800 ADT (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

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Additional Photos

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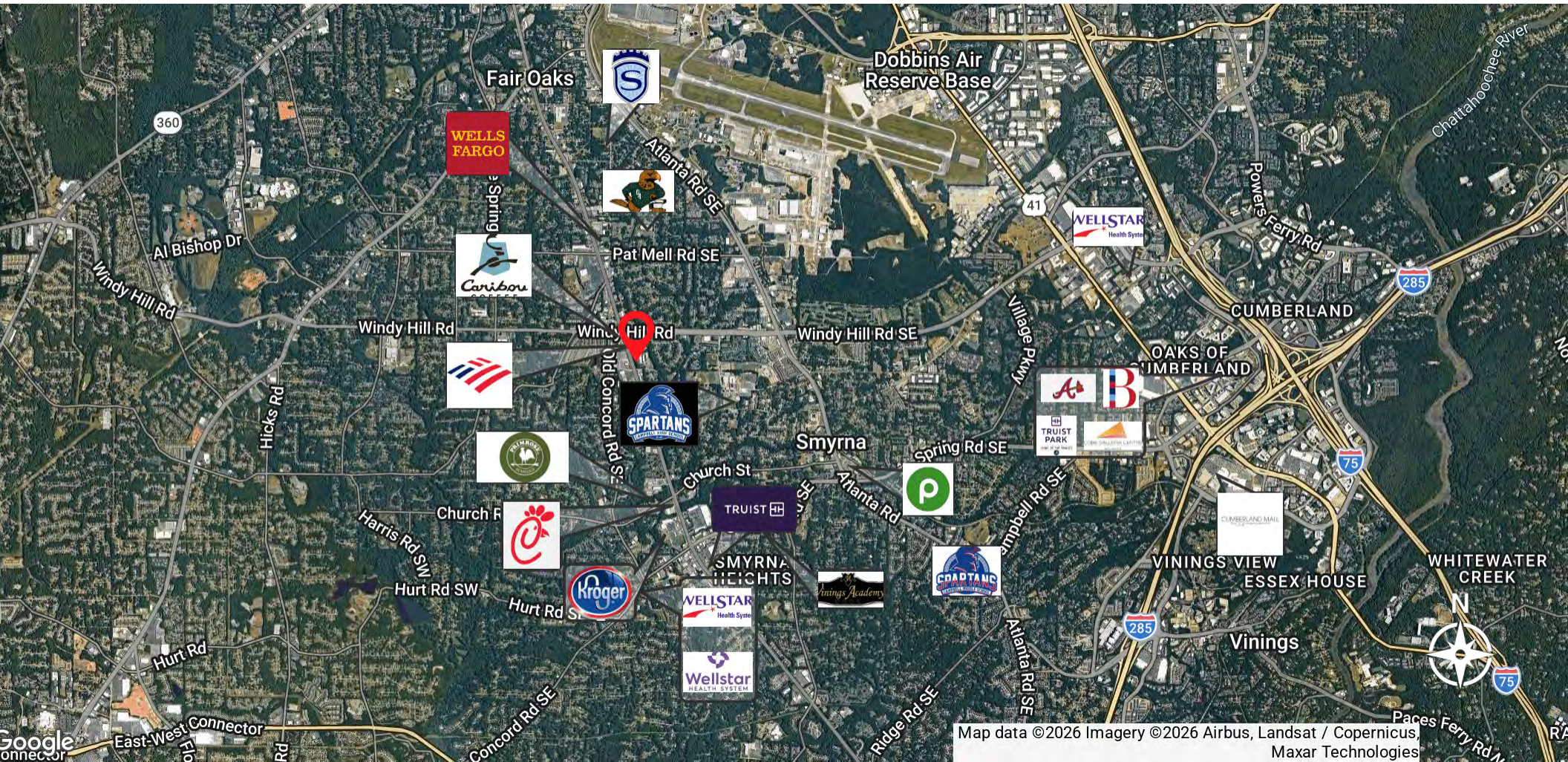
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Regional Map

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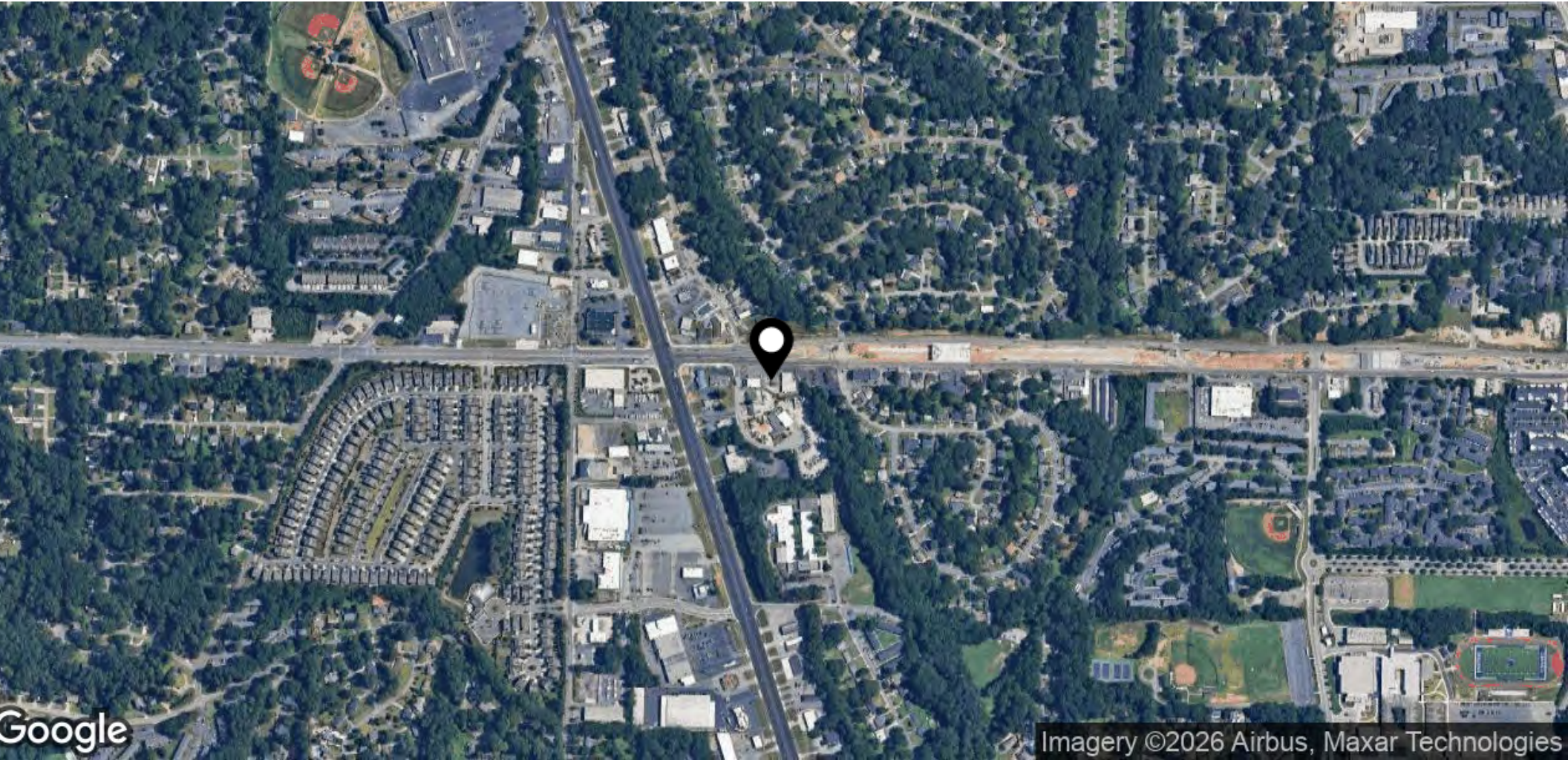
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Aerial Map

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Demographics Map & Report

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Population

5 Miles

Total Population	254,589
Average Age	38
Average Age (Male)	37
Average Age (Female)	39

Households & Income

5 Miles

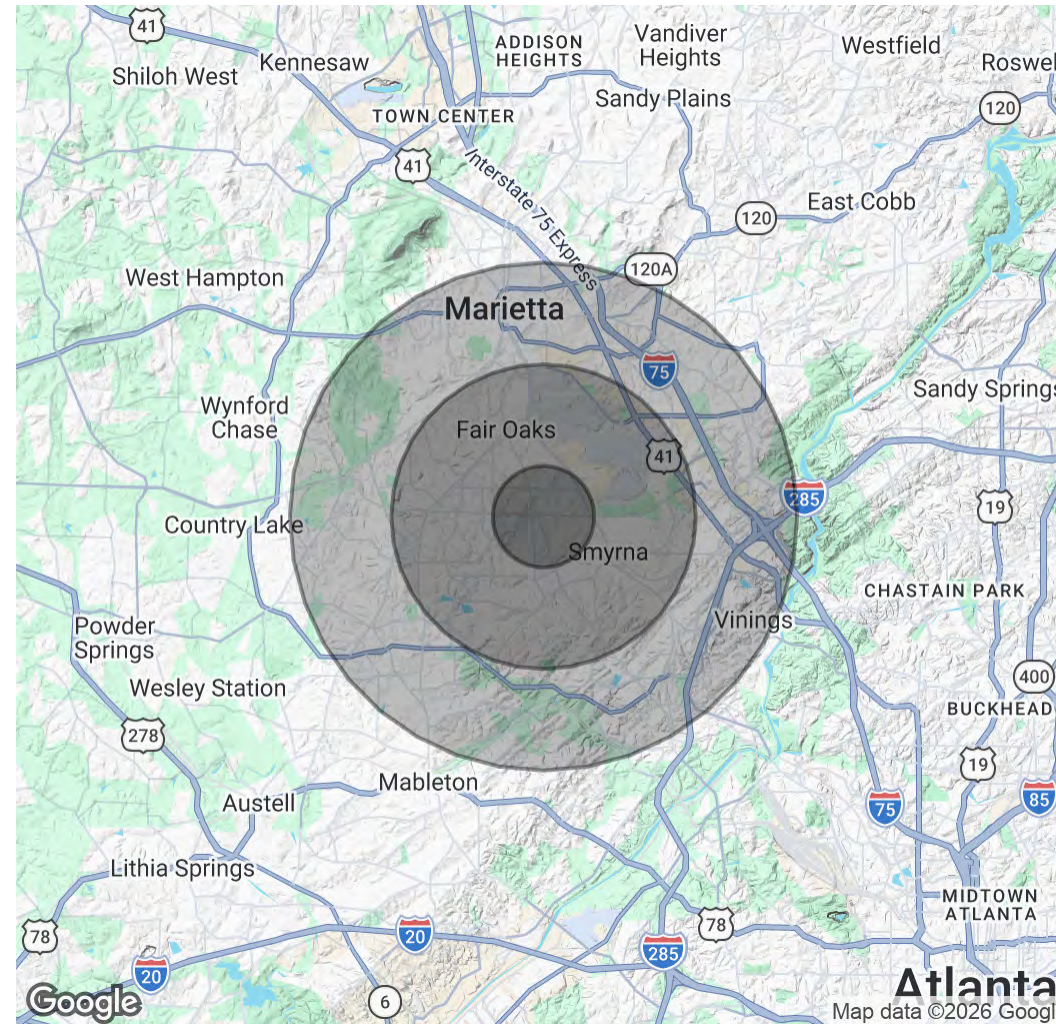
Total Households	108,187
# of Persons per HH	2.4
Average HH Income	\$113,130
Average House Value	\$429,406

Traffic Counts

5 Miles

Windy Hill Road and Ventura Place	40,500/day
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2020 American Community Survey (ACS)



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Advisor Information

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GA #405521

Professional Background

Willie Smith is a Commercial Realtor specializing in investment management, land sales, and landlord/tenant representation. A CCIM candidate and active member of the Georgia CCIM Chapter, where he serves on the Education Committee and is a mentee, he is skilled in financial and market analysis, entitlements, and negotiations to achieve the highest and best use of assets. Holding a Master of Real Estate Development (MRED) from Auburn University, Willie combines advanced real estate expertise with the discipline and precision gained from his 20-year U.S. Army career in logistics and IT to deliver results-driven strategies for his clients.

Education

- Masters of Real Estate Development, Auburn University, 2022
- Bachelors of Science in Computer Information Systems, Saint Leo University, 2007
- Associates of Liberal Arts, Saint Leo University, 1995

Memberships

- Member of Atlanta Commercial Board of Realtors since 2023; Government Affairs & RPAC and Forms Committees
- Member of Georgia CCIM Chapter since 2023; Mentorship Committee
- Graduate of REAP 2023 Academy

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