



Olde Ivy Village

4330 East-West Connector, Smyrna, GA 30082

Coordinates:

Latitude: 33.8423

Longitude: -84.501

Leasing Contact: Stephanie Karpinski | s.karpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services, LLC



> Property Highlights

- Center Size 46,500 SF
- Located in Smyrna on highly trafficked East West Corridor (38,460 AADT)
- Anchored by Sprouts Farmers Market with complimentary tenant mix
- Strong population and high incomes makes this center a great choice



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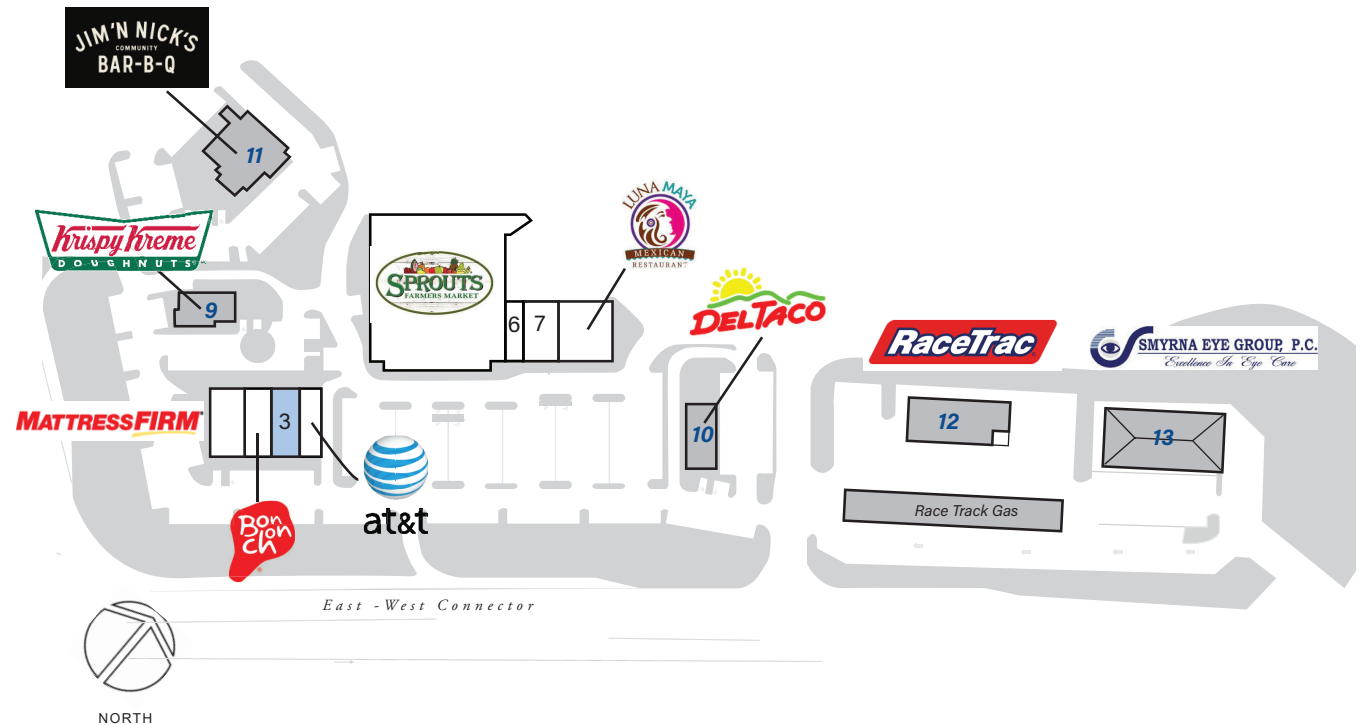
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Store Listing

Center Size: 46,500 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	4,000 SF	Mattress Firm
2	2,400 SF	Bonchon
3	1,520 SF	Available
4	2,080 SF	AT&T Mobility
5	28,083 SF	Sprouts Farmer Market
6	1,417 SF	Smooth Skin
7	2,800 SF	Nailcare Spa
8	4,200 SF	Luna Maya Mexican Grill
9		<i>Krispy Kreme</i>
10		<i>Del Taco</i>
11		<i>Jim & Nick's BBQ</i>
12		<i>RaceTrac</i>
13		<i>Smyrna Eye Group</i>

Items in blue and italicized are owned by others.



2024
Demographics Estimate

6/2024

	Resident Population	Households	Average HH Income
1 Mile	12,248	6,157	\$163,763
3 Miles	76,322	35,928	\$169,109
5 Miles	213,260	97,651	\$140,109



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