



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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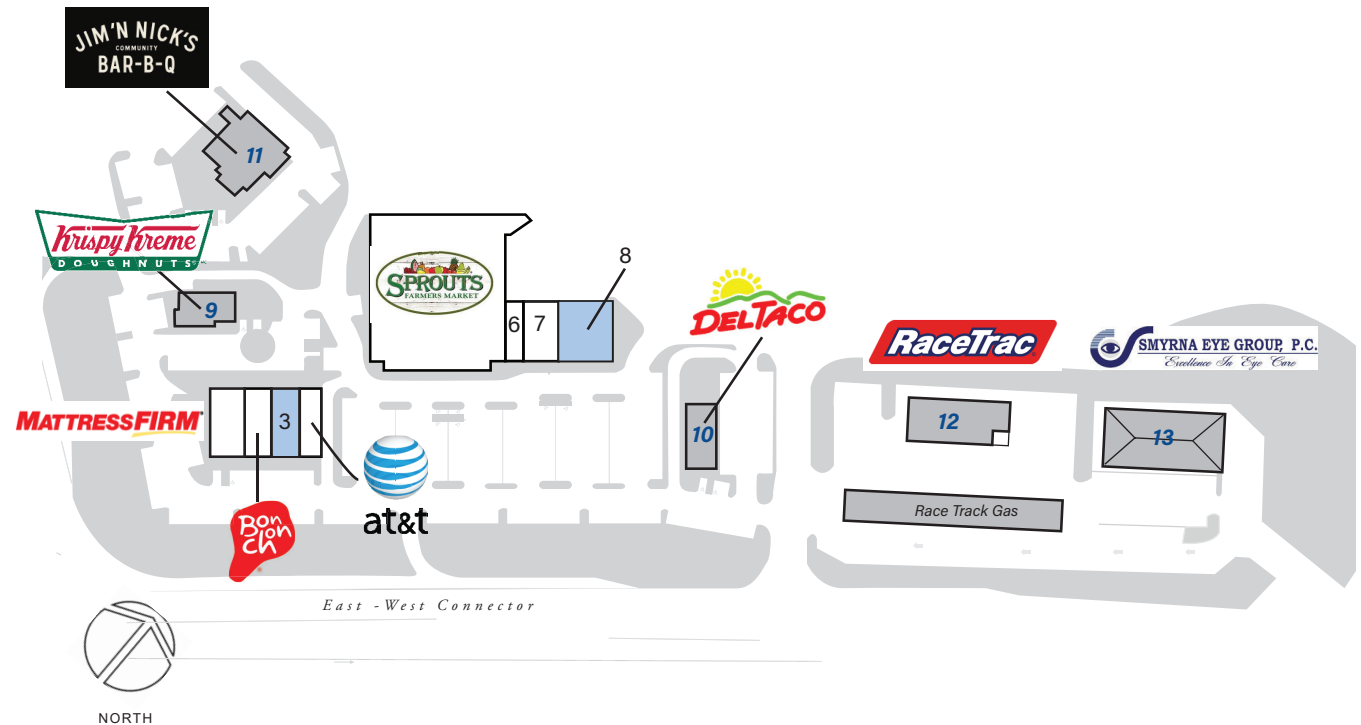
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Store Listing

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 | Available |
| 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

| | 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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