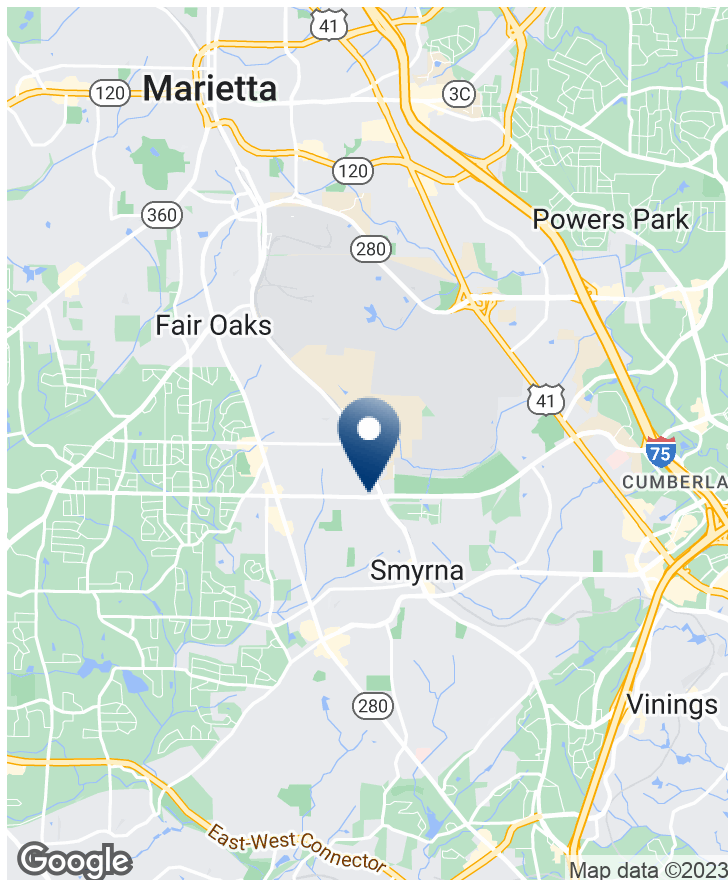


Windy Hill Station

1055 Windy Hill Road, Smyrna, GA 30080

Outparcel Available



PROPERTY DESCRIPTION

±0.33 acre across from the 48-acre Belmont mixed-use development.

Belmont includes The Shops at Belmont retail; Belmont Physicians Center, anchored by Emory; Smyrna Elementary School; 212 single-family homes and the 400 Belmont luxury apartment complex.

Windy Hill Station is situated on Windy Hill Rd. near the signalized intersection of Windy Hill and Atlanta Rd.

PROPERTY HIGHLIGHTS

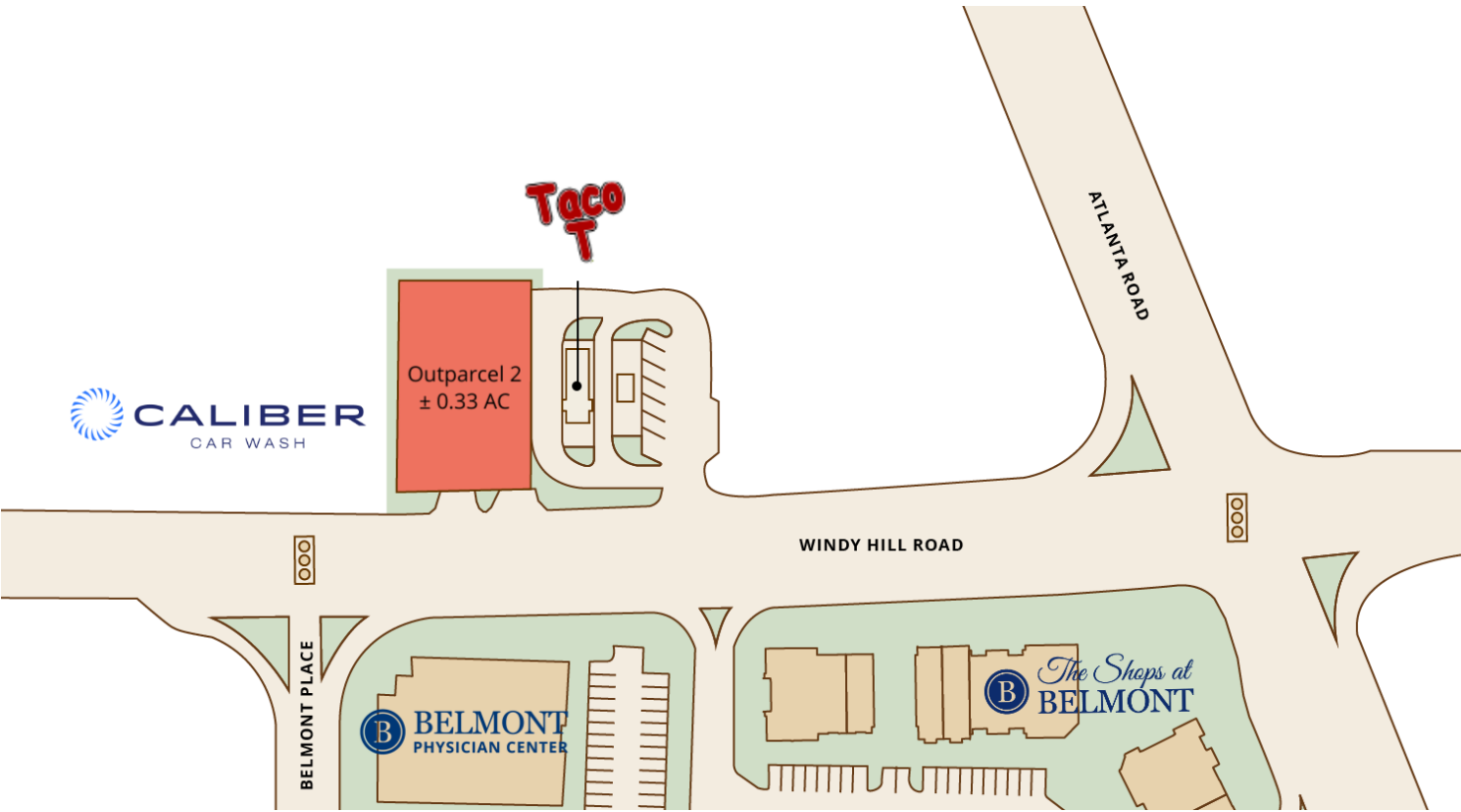
- 14,732 SF / ± 0.33 AC
- 36,800 VPD on Windy Hill Road
- Adjacent to 48-acre Belmont mixed-use development

Contact

John Brozovic | jbrozovic@halpernent.com | 770-508-3314

Windy Hill Station

1055 Windy Hill Road, Smyrna, GA 30080



SUITE	TENANT NAME	SIZE
3	Taco T	1,000 SF
2	Available	0.33 Acres

Windy Hill Station



1055 Windy Hill Road, Smyrna, GA 30080

5 Minutes

7 Minutes

10 Minutes

POPULATION

2000 Population	19,829	43,977	106,148
2010 Population	18,918	44,253	108,833
2020 Population	21,087	49,393	123,422
2025 Population	22,562	52,373	130,435
2000-2010 Annual Rate	-0.47%	0.06%	0.25%
2010-2020 Annual Rate	1.06%	1.08%	1.23%
2020-2025 Annual Rate	1.36%	1.18%	1.11%
2020 Male Population	50.6%	50.4%	49.9%
2020 Female Population	49.4%	49.6%	50.1%
2020 Median Age	32.8	33.1	32.8

MEDIAN AGE

The median age in this area is 32.8, compared to U.S. median age of 38.5.

RACE & ETHNICITY

2020 White Alone	44.8%	45.1%	42.4%
2020 Black Alone	31.7%	31.4%	35.3%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2020 Asian Alone	3.3%	3.9%	5.4%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	15.0%	14.6%	12.3%
2020 Two or More Races	4.6%	4.4%	4.1%
2020 Hispanic Origin (Any Race)	35.4%	33.5%	27.0%

HOUSEHOLDS

2000 Households	8,044	18,156	43,938
2010 Households	7,816	18,128	44,856
2020 Total Households	8,668	19,995	50,521
2025 Total Households	9,217	21,144	53,328
2000-2010 Annual Rate	-0.29%	-0.02%	0.21%
2010-2020 Annual Rate	1.01%	0.96%	1.17%
2020-2025 Annual Rate	1.24%	1.12%	1.09%
2020 Average Household Size	2.42	2.46	2.41

HOUSEHOLD INCOME

2020 Average Household Income	\$73,979	\$77,393	\$84,614
2025 Average Household Income	\$80,398	\$84,429	\$92,327
2020-2025 Annual Rate	1.68%	1.76%	1.76%

Source: ESRI, October 2020

Windy Hill Station

1055 Windy Hill Road, Smyrna, GA 30080

