

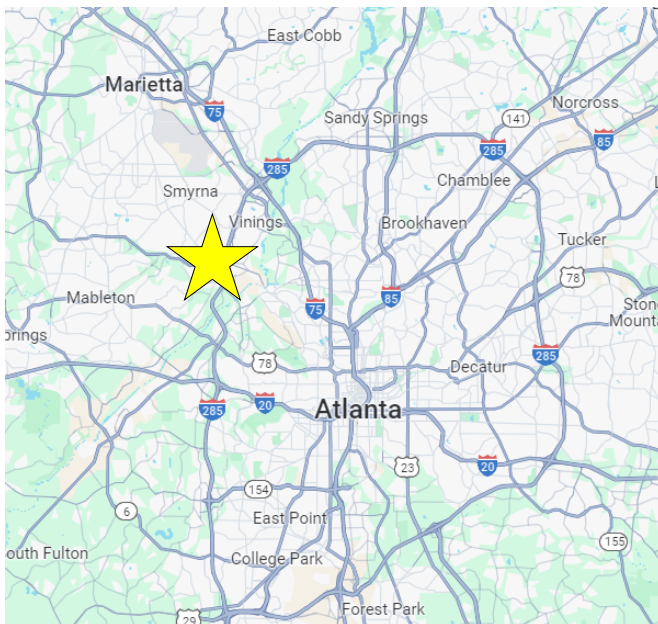


33,500 VPD



1.19 Million Annual Visits

Highlands of West Village
(292 Condos)



Property Highlights

Shops at Silver Comet is the 16,150 square foot center located across from the Sprouts Farmer's Market at South Cobb Drive and East West Connector in Smyrna, Georgia.

The 95,000 square foot Publix-anchored shopping center next door attracts over 2.31 Million Annual Visitors!

The center receives tremendous exposure with 208,040 Residents within 5 miles and Traffic Counts of 33,500 VPD

Serving as a main artery into Vinings, this corridor sees busy daytime business with 46,615 Employees within 3 miles.

AVAILABLE SPACE IS THE 2,220 SF NEXT TO NEW HOTWORX



TRAFFIC COUNTS

37,200 VPD - South Cobb Drive
33,500 VPD - East West Connector

Total Population:

Daytime Population:

Median HH Incomes:

1-Mile	3-Mile	5-Mile
10,085	73,545	208,040
6,293	46,615	125,206
\$132,924	\$127,709	\$108,078



SUITE	TENANT	SIZE
100	HotWorx	1,950
200	AVAILABLE	2,220
900	Smallcakes	1,380
700	Tokyo Sushi Steakhouse	5,400

SUITE	TENANT	SIZE
1000	Firehouse Subs	1,445
1100	Smoothie King	1,155
1200	Bally Nails	975
1300	FedEx Kinko's	1,625