



Property Highlights

Shops at Silver Comet is the 16,150 SF center located across the street from the new Sprouts Farmer's Market at South Cobb Drive & East West Connector in Smyrna

The property shares an entrance with the adjacent 95,250 SF Publix-anchored shopping center

Positioned at the starting point of the Silver Comet Trail, the center gets a tremendous amount of walking traffic

Current tenants include: Firehouse Subs, FedEx Kinko's, Tokyo Sushi, Smoothie King, Benjamin Moore, Bally Nails, Verizon, Carriage Cleaners, Smallcakes, and Smyrna Bicycles

	1-Mile	3-Mile	5-Mile
Total Population:	10,085	73,545	208,040
Daytime Population:	6,293	46,615	125,206
Median HH Incomes:	\$132,924	\$127,709	\$108,078



TRAFFIC COUNTS

37,200 VPD - South Cobb Drive (Hwy 280)
33,500 VPD - East West Connector

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



SUITE	TENANT	SIZE (SF)
100	HotWorx	1,950
200	AVAILABLE	2,220
400	Benjamin Moore Paint	1,200
500	Verizon Wireless	1,200
700	Tokyo Sushi Steakhouse	3,000

SUITE	TENANT	SIZE (SF)
900	Smallcakes	1,380
1000	Firehouse Subs	1,445
1100	Smoothie King	1,155
1200	Bally Nails	975
1400	FedEx Kinko's	1,625