



THE CROSSINGS AT FOUR CORNERS

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Property Highlights

The Crossings at Four Corners is a 153,000-square-foot redevelopment project located in Smyrna, Georgia, which includes the renovation of approximately 55,000 square feet of retail space and development of several outparcels. Join Kroger Foods' 93,000-square-foot store, complete with drive-thru pharmacy and fuel station. Upon completion, the entire redevelopment will reach 230,000 square feet.

- New traffic light at north property line and S. Cobb Drive
- 3.0 mile population –89,708
- 3.0 mile average income –\$88,409
- **Join:** McDonald's, T-Mobile, America's Best Contacts, Phenix Salon Suites, Papa John's, Pet Supplies Plus, Wing Stop, Davita Dialysis, 5 Star Beauty, Christian Brothers Automotive, Regions and LaVida Massage

Traffic Counts

 **30,700 VPD**
South Cobb Drive

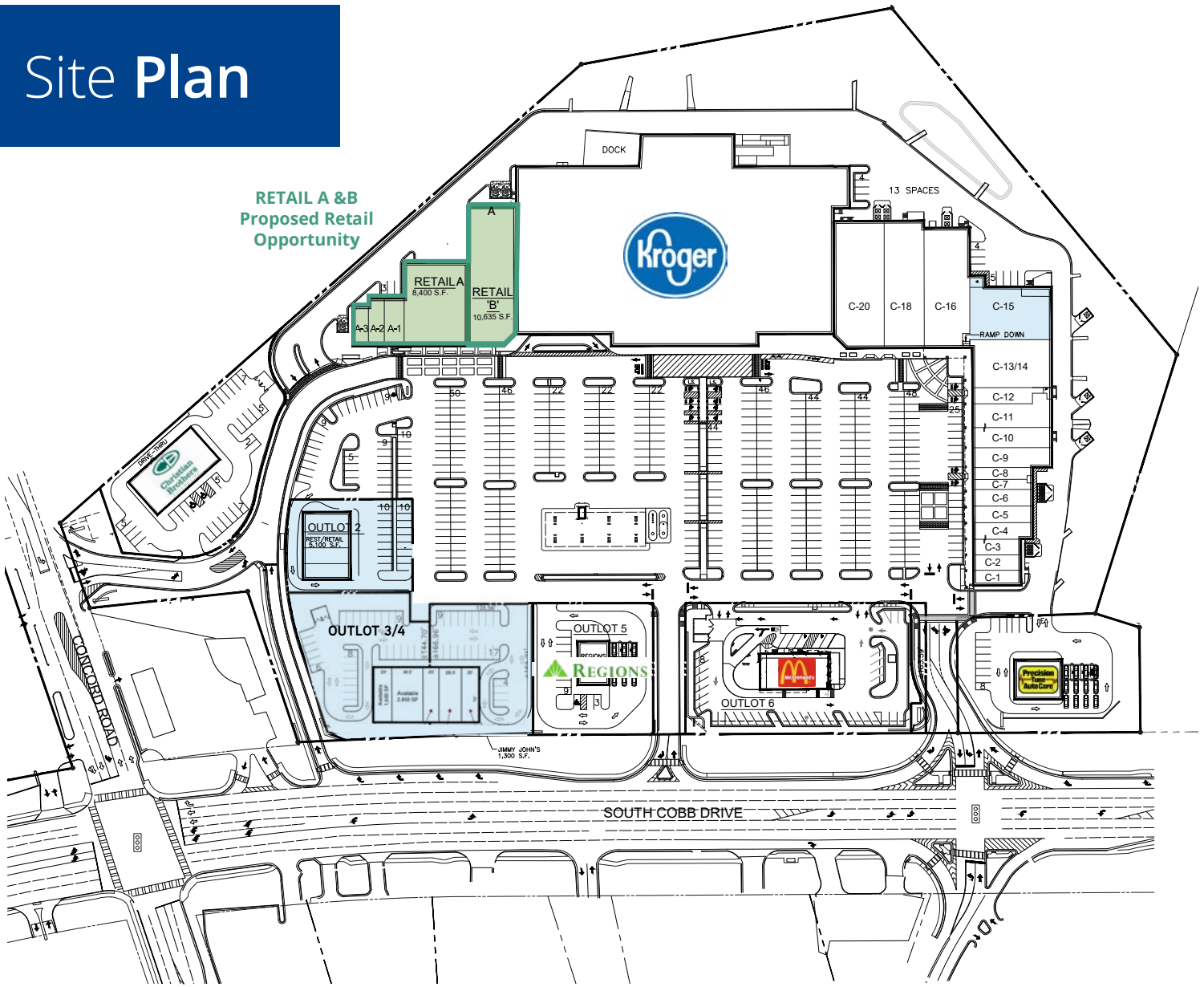
 **21,900 VPD**
Concord Road

Demographics

	1-MILE	3-MILE	5-MILE
Population	10,229	89,708	240,246
Daytime Population	7,880	62,941	277,614
Households	4,197	36,316	99,134
Average HH Income	\$88,891	\$88,409	\$90,305

Site Plan

RETAIL A & B
Proposed Retail Opportunity

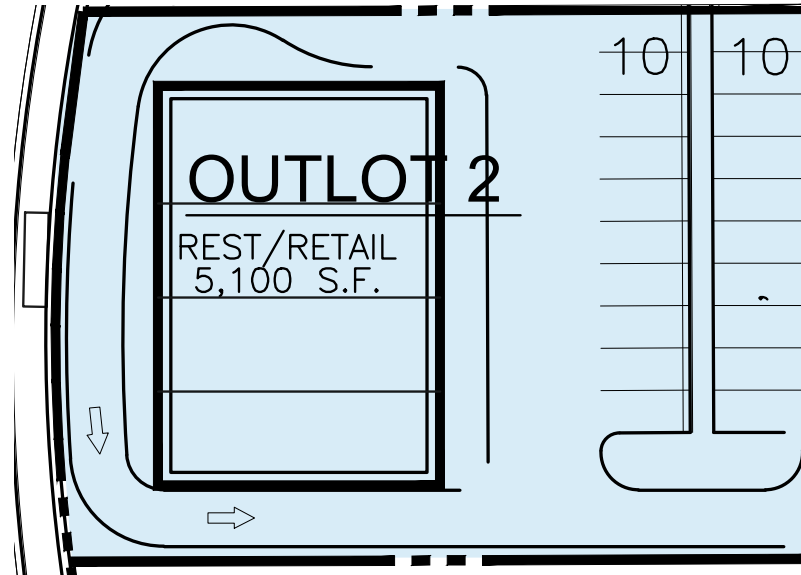


SUITE	SQFT	TENANT	SUITE	SQFT	TENANT
C-1	1,264	T-MOBILE	C-15	6,676	AVAILABLE
C-2	1,200	WAX THREAD & SCISSORS	C-16	8,514	DAVITA DIALYSIS
C-3	1,197	NO. 1 CHINA	C-20	10,106	5 STAR BEAUTY
C-4	1,500	NAIL STYLE	ANCHOR	93,005	KROGER
C-5	1,497	WING STOP	RETAIL B	10,635	AVAILABLE
C-6	1,500	PAPA JOHNS	RETAIL A	8,400	AVAILABLE
C-7	1,079	SUPERCUTS	A-1	1,500	AVAILABLE
C-8	1,131	AVON	A-2	1,200	AVAILABLE
C-9	2,505	LAVIDA MASSAGE	A-3	1,000	AVAILABLE
C-10	2,509	PITA MEDITERRANEAN	OUTLOT 1	5,775	GROUND LEASE, BTS, OR SALE
C-11	3,258	AMERICA'S BEST CONTACTS	OUTLOT 2	5,100	GROUND LEASE, BTS, OR SALE
C-12	1,697	BRIGHTEN YOUR SMILE DENTISTRY	OUTLOT 3/4	10,150	AVAILABLE FOR BTS
C-13/14	5,842	PHENIX SALON SUITES	OUTLOT 5	2,200	REGIONS BANK
			OUTLOT 6	3,915	MCDONALDS

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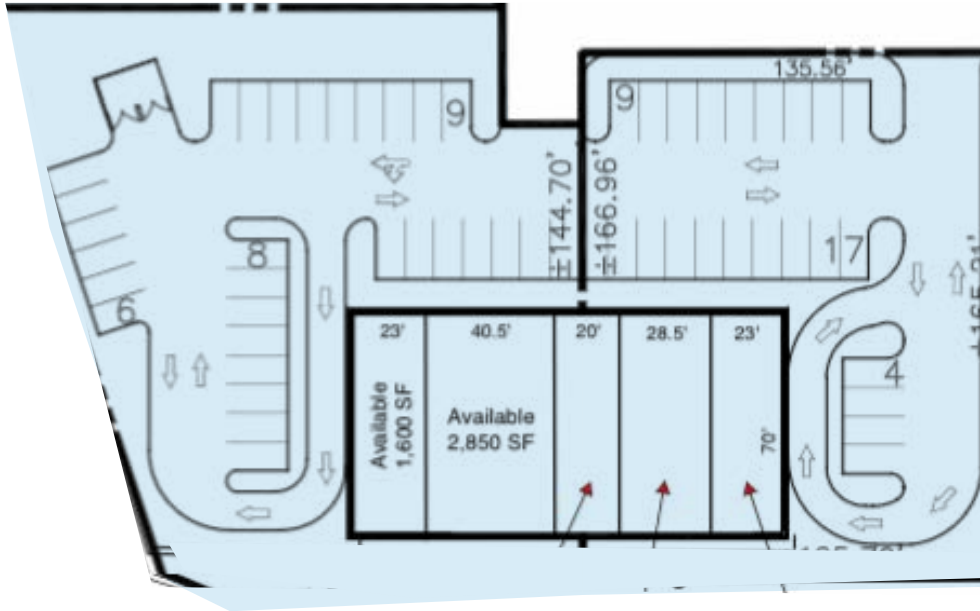
Outlot 2



OUTLOT 2 5,100 SF

**AVAILABLE FOR
GROUND LEASE,
BTS, OR SALE**

Outlot 3/4



OUTLOT 3/4 10,150 SF BTS OPPORTUNITY

- Early Summer 2022 Delivery
- At Lease with two national fast casual restaurants and medical user.
- 1,400-4,250 SF Available for BTS.

Trade Area Overview



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