

1080 Windy Hill Rd SE, Smyrna, GA 30080

Neighborhood Retail Center
Smyrna, GA

39,730 SF
LEASABLE SPACE

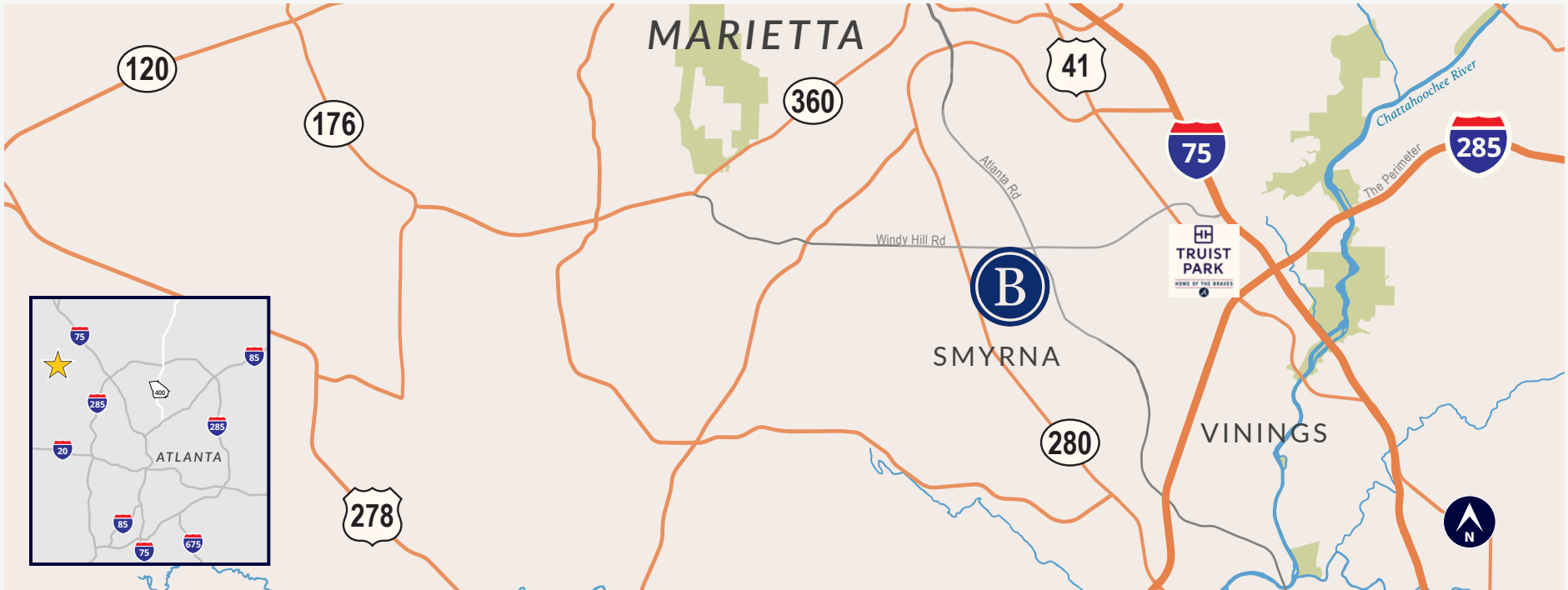


HALPERN
ENTERPRISES, INC.



The Shops at Belmont is a neighborhood retail experience and part of the Belmont 48-acre mixed-use development at the intersection of Windy Hill Road and Atlanta Road.

- **Ideal tenant mix** of office, restaurants, retail & specialty service
- **Belmont development includes** David Weekley single-family homes, 400 Belmont luxury apartment community, Smyrna Elementary School and Belmont Physicians Center



10-Minute Drive Time



57,384

HOUSEHOLDS



132,657

POPULATION

- Strategic location at the signalized intersection of Windy Hill Rd. and Atlanta Rd.
- Smyrna named 4th Best Suburb for Millennials in Atlanta – Niche, 2018
- 36,800 VPD on Windy Hill Rd.



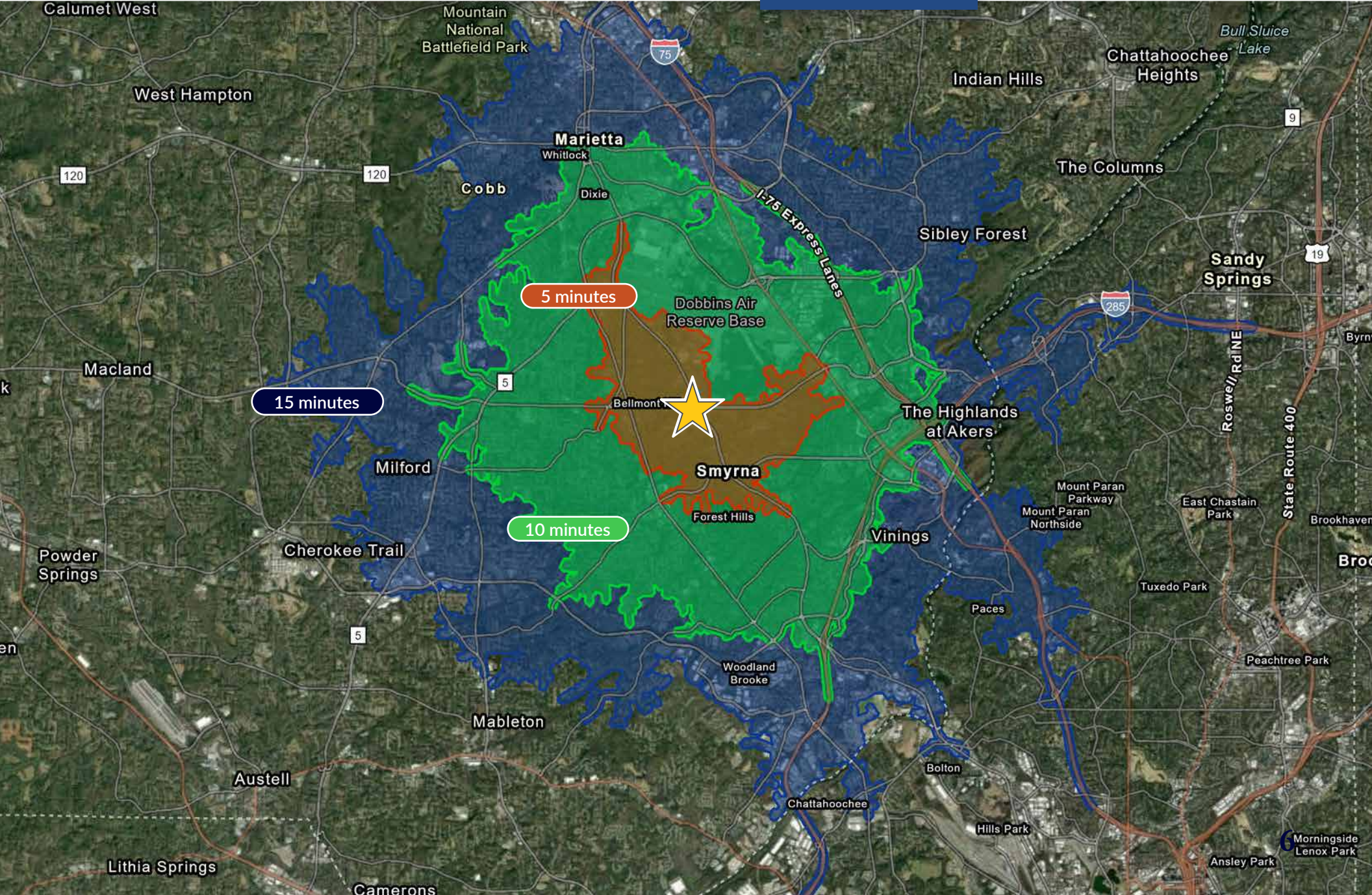
PHASE I

Unit #	Tenant	Size (SF)
1A-1C	Mexican Restaurant	3,936 SF
1D	AVAILABLE	1,200 SF
2A	iCandy Lash Bar	1,441 SF
2B	Perfect Distraction Hair Gallery	1,441 SF
2C-2F	Creatwood Tavern	5,204 SF
3A-3C	Pho 24	3,850 SF
3D-3F	Allure Nails & Spa	3,566 SF
4A	Hearing Solutions	1,200 SF
4B	AVAILABLE	1,121 SF
4C-4E	J. Christopher's	4,937 SF

PHASE II

Unit #	Tenant	Size (SF)
5A-5B	Your Pie	2,400 SF
5C	Chasse Dance Studio	1,200 SF
5D-5E	F45	2,400 SF
6A	VeterinaryCare at Belmont	1,500 SF
6B	Brilliant Eyes Vision Center	1,200 SF
6C	* Pending	1,200 SF
6D-6E	Marrakech Express	2,100 SF





	5 MINUTES	7 MINUTES	10 MINUTES
POPULATION			
2010 Population	21,835	111,484	227,693
2020 Population	23,559	126,462	256,269
2025 Population	24,086	132,657	268,290
2030 Population	24,805	137,465	276,144
2010-2020 Annual Rate	0.76%	1.27%	1.19%
2020-2025 Annual Rate	0.42%	0.92%	0.88%
2025-2030 Annual Rate	0.59%	0.71%	0.58%
2021 Median Age	34.0	34.1	35.5
MEDIAN AGE	The median age in this area is 34.0, compared to U.S. median age of 39.1.		
RACE AND ETHNICITY			
White Alone	37.7%	34.8%	40.1%
Black Alone	28.6%	32.9%	31.2%
American Indian Alone	0.9%	0.9%	0.8%
Asian Alone	3.9%	5.9%	5.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	16.0%	13.2%	10.8%
Two or More Races	12.7%	12.2%	11.1%
Hispanic Origin	30.1%	25.4%	20.8%
Diversity Index	84.5	83.5	80.9
HOUSEHOLDS			
2000 Households	9,033	46,639	96,363
2010 Households	10,213	54,072	110,677
2021 Total Households	10,621	57,384	116,585
2026 Total Households	10,995	59,992	120,827
2000-2010 Annual Rate	1.24%	1.49%	1.39%
2010-2021 Annual Rate	0.75%	1.14%	1.00%
2021-2026 Annual Rate	0.69%	0.89%	0.72%
2021 Average Household Size	2.27	2.28	2.26
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$78,484	\$79,604	\$89,289
2030 Median Household Income	\$90,418	\$91,373	\$101,612
2025-2030 Annual Rate	2.87%	2.80%	2.62%

Source: ESRI, MAY 2026





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