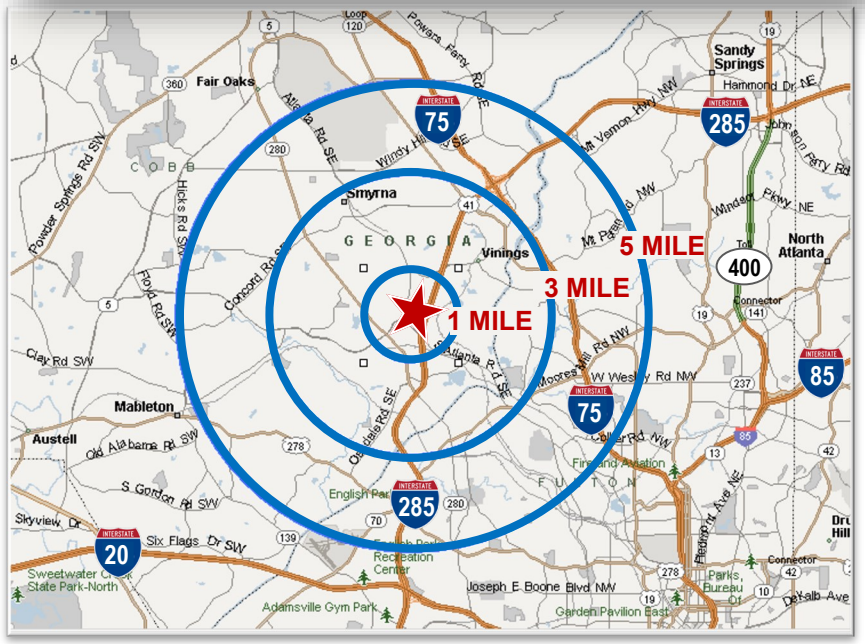
DINERMAN GROUP

IVY WALK

1675 Cumberland Parkway SE | Suite 201 | Smyrna, GA 30080

OFFICE CONDOMINIUM

FOR LEASE or SALE



PROFILE

- 1,424 SF office condo in Ivy Walk, a high end mixed use development offering restaurant, retail, professional offices and services with townhomes behind the commercial space
- Elegant finishes throughout with huge windows providing natural light on 2 sides - Some furniture negotiable

LOCATION

- Just one mile north of 285 at the corner of Atlanta Road and Cumberland Parkway the location is one of the most convenient in metro Atlanta
  - ◊ 2 miles to Vinings
  - ◊ 2.5 miles to Smyrna city center
  - ◊ 3 miles to Cumberland
  - ◊ 4 miles to Buckhead
  - ◊ 5 miles to Midtown Atlanta
- Businesses within Ivy Walk include South City Kitchen, Muss and Turner's, First Watch Café, MTH Pizza, Children's Healthcare and Natural Body Spa
- Directly across from 2 high profile medical centers, Wellstar Vinings Health Park and the new Northside Hospital Medical Center currently under construction
- Strong Demographics - Densely populated area with average HH incomes above $115,000 in 1, 3 and 5 mile rings
- Combined traffic counts at the Atlanta Road / Cumberland Parkway intersection of +/- 40,000 VPD

DEMOGRAPHICS 2021	1 MILE	3 MILE	5 MILE
Total Population	12,051	78,991	204,610
Households	6,109	38,690	90,427
Average HH Income	$137,093	$121,113	$115,485

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Information herein is believed accurate but is not warranted and subject to change

AERIAL OVERVIEW

IVY WALK SITE PLAN

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FLOOR PLAN

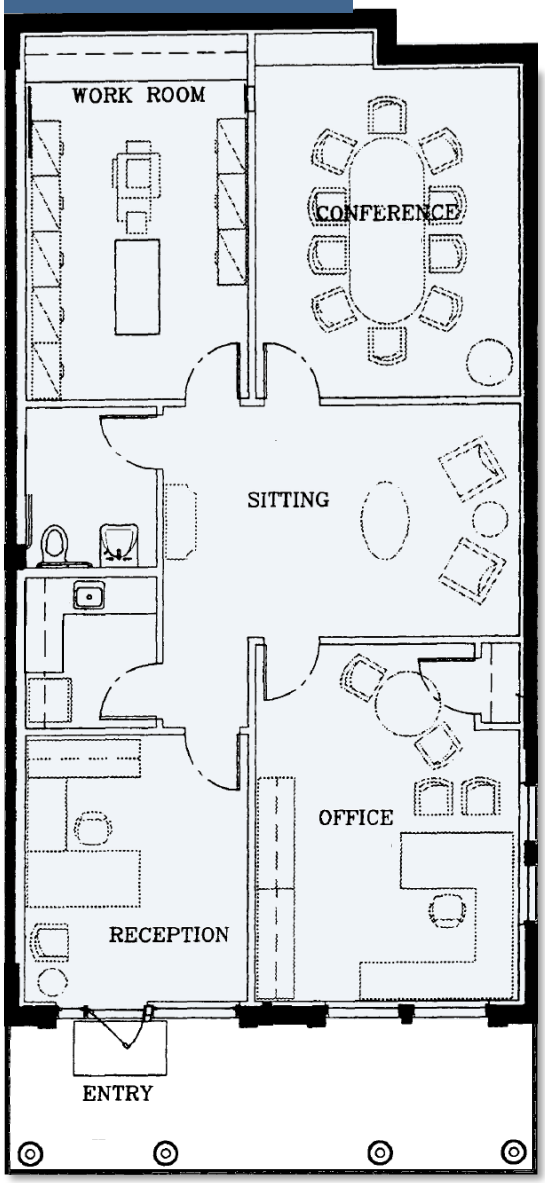

PHOTO GALLERY

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