



**BELMONT**  
PHYSICIANS CENTER

**anchored by**  
**Emory Healthcare**



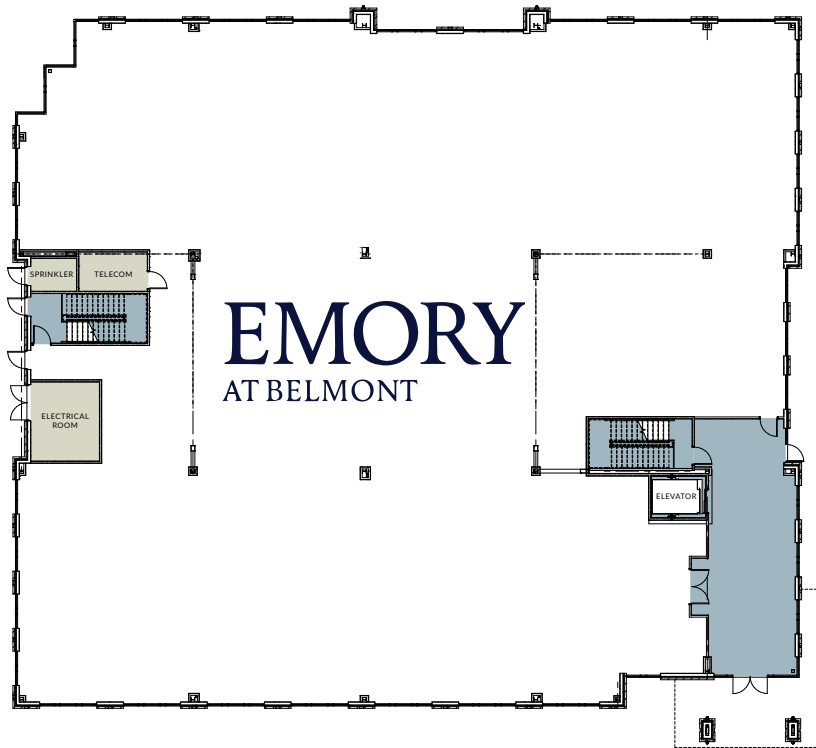
### PROPERTY HIGHLIGHTS

- Up to 5,000 SF available
- Generous tenant allowance
- Prominent signage and street visibility
- Strategic location at the signalized intersection of Windy Hill Rd. and Atlanta Rd.
- Situated within the Belmont mixed-use development featuring The Shops at Belmont, 400 Belmont luxury apartment complex, and Village of Belmont single-family neighborhood
- Adjacent to Smyrna Elementary School
- 36,800 VPD on Windy Hill Road

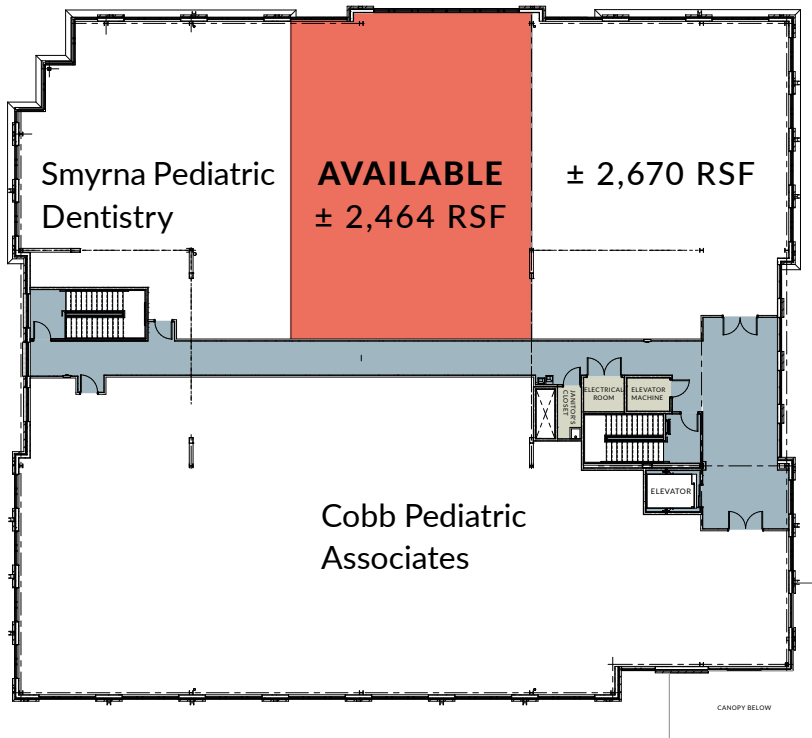
### New 30,000 SF Class A Medical Office Building



## FLOOR PLANS



Ground Level

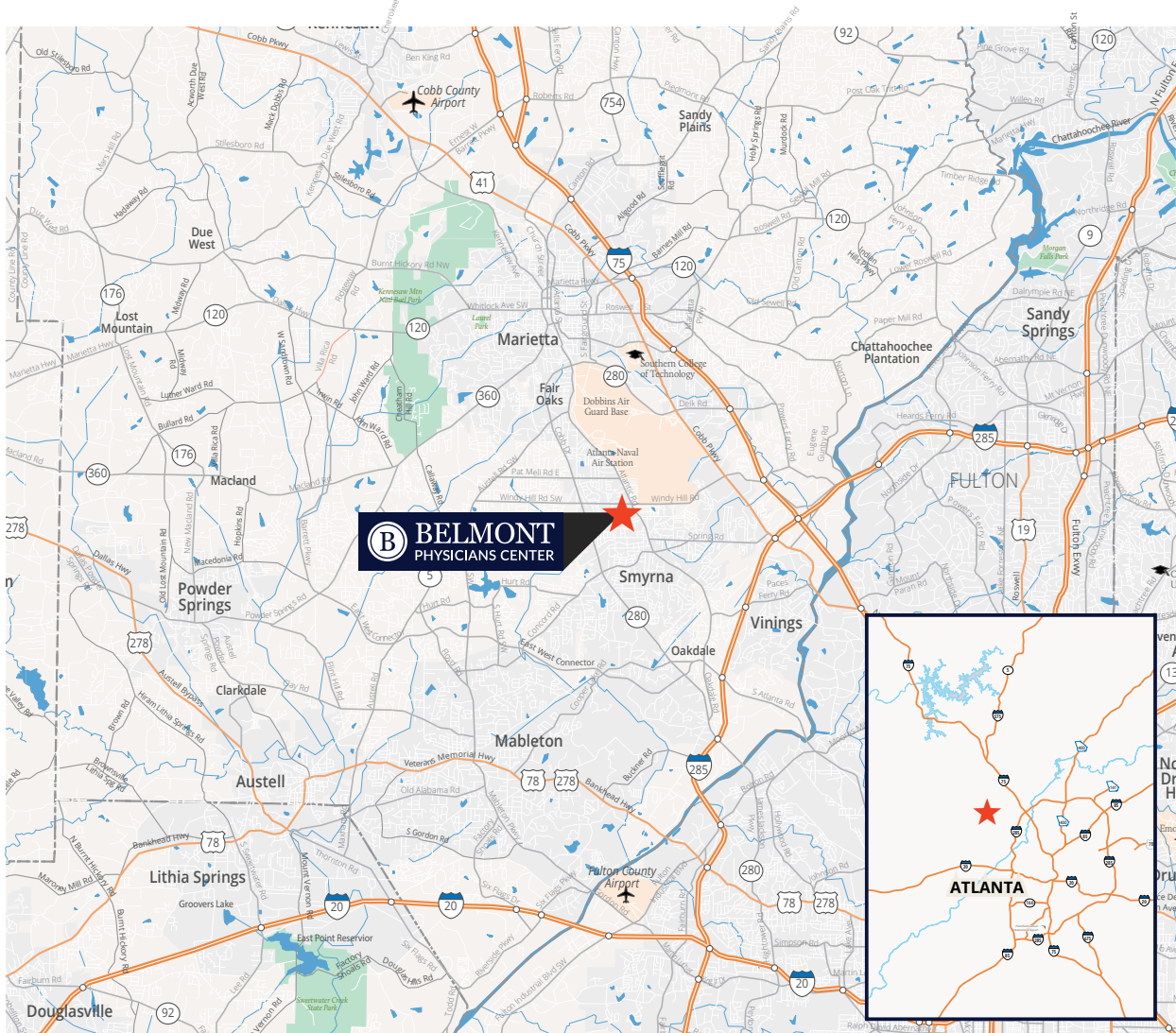


Upper Level



# BELMONT MIXED-USE DEVELOPMENT





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,051	56,669	162,987
Households	1,732	23,278	68,144
Average Household Income	\$47,104	\$64,288	\$72,911

Source: ESRI, February 2018

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