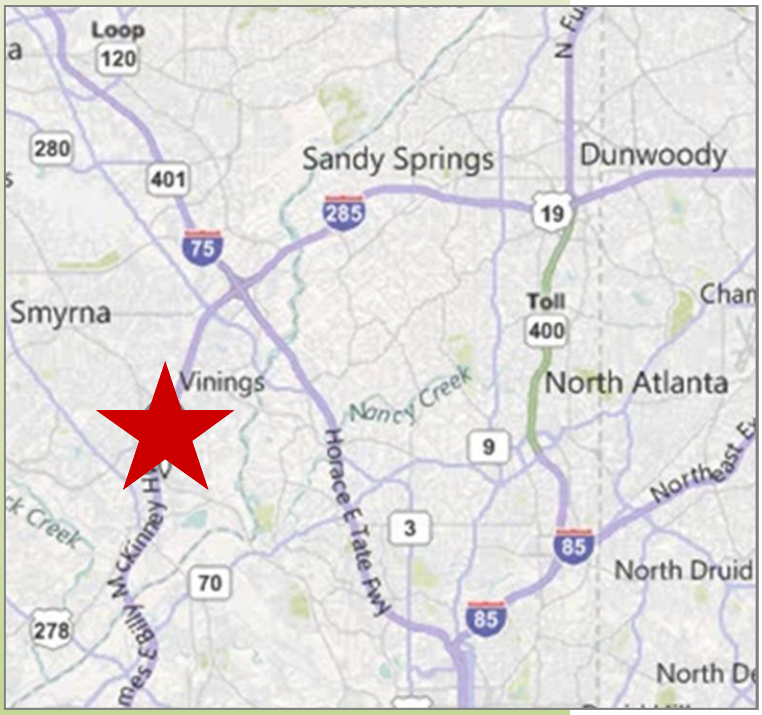
VININGS WEST
Smyrna, Georgia

Hair Salon Space

- Fully Built-Out Restaurant with All Restaurant Equipment Included
- Located in the Prestigious Vinings Community
- Stylish Brick Building with Excellent Exposure
- Close Proximity to I-285 and I-75

Available Space
Restaurant & Hair Salon

Highlights



Intersection:
South Atlanta Road east of I-285

Location:
4686 South Atlanta Road
Smyrna, GA 30080
Cobb County

Demographics:	3 Mile
Daytime Population	209,497
Daytime Work Population	124,427
Average HH Income	$90,706

Traffic Counts:
22,620 AADT on S. Atlanta Road
145,720 AADT on I-285

Available Space:
1,496 SF Salon
6,000 SF Restaurant (Confidential)

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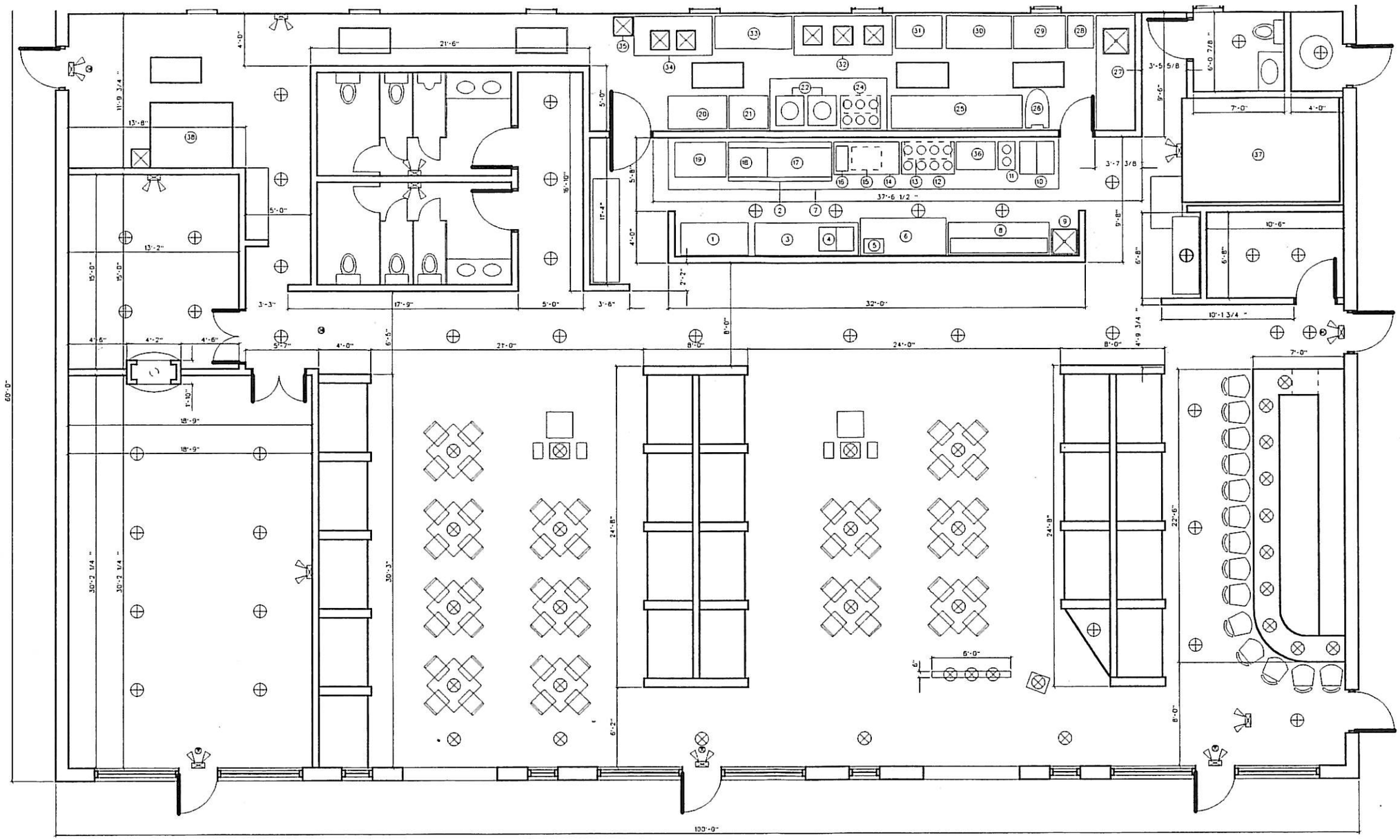


2 - 96" EQUIPMENT STAND
3 - 96" WORKTABLE
4 - TWIN WELL HOT DROP-IN
5 - 1000 WATT MICROWAVE OVEN
6 - 78" REFRIGERATED WORKTOP
7 - EXHAUST HOOD
8 - 93" PIZZA PREP TABLE
9 - CORNER SINK
10 - TWIN FRYERS
11 - DUMP STATION
12 - 48"-8 BURNER RANGE
13 - 42" ELECTRIC FINISHING OVEN
14 - 60" WORKTABLE
15 - 2 DRAWER WARMER
16 - COUNTERTOP STEAMER
17 - 60" H.D. CHARBROILER
18 - 36" GRIDDLE
19 - 1/2 SIZE DOUBLE STACK CONVENTION OVEN
20 - 2 SECTION REFRIGERATOR
21 - 2 STACK ELECTRIC CONVENTION OVEN
22 - 10 GAL. TILTING KETTLES
23 - 9' EXHAUST HOOD
24 - 6 BURNER RANGE
25 - 10' WORKTABLE
26 - 30 QT. MIXER
27 - SOILED DISHTABLE
28 - DISHWASHER
29 - CLEAN DISHTABLE
30 - 60" SHELVING
31 - ICEMAKER
32 - POT & PAN SINK
33 - 72" WORKTABLE
34 - VEG. PREP SINK
35 - HAND SINK
36 - GRIDDLE
37 - WALK-IN COOLER
38 - 6'x6' WALK-IN FREEZER

ADDITIONAL EQUIPMENT:
8'X12' WALK IN COOLER
6'X6' WALK IN FREEZER
TWO 3'-0" ICE WELLS
UNDERCOUNTER DRAFT BOX
2 UNDERCOUNTER BOTTLE REFRIGERATORS

FINISHES:
KITCHEN FLOORS: 4"X4" QUARRY TILES W/ 6" QUARRY TILE RISERS
KITCHEN WALLS: WASHABLE FRP
KITCHEN CEILING: WASHABLE 2'X4' TILES
BAR FLOORS: 4"X4" QUARRY TILES W/ 6" QUARRY TILE RISERS

CALCULATED OCCUPANT LOAD FOR EGRESS:

ASSEMBLY: ACTUAL SEATS
151 OCCUPANTS

STANDING SPACE: 150 S.F. (3 S.F. PP
50 OCCUPANTS

KITCHEN: 1500 S.F. (100 S.F. PP
15 OCCUPANTS

TOTAL OCCUPANTS
215 OCCUPANTS

CARWOOD RESTAURANT CONCEPTS
4686 ATLANTA ROAD
BUILDING "B" UPPER LEVEL
SMYRNA, GA. 30080

BLACKSTONE

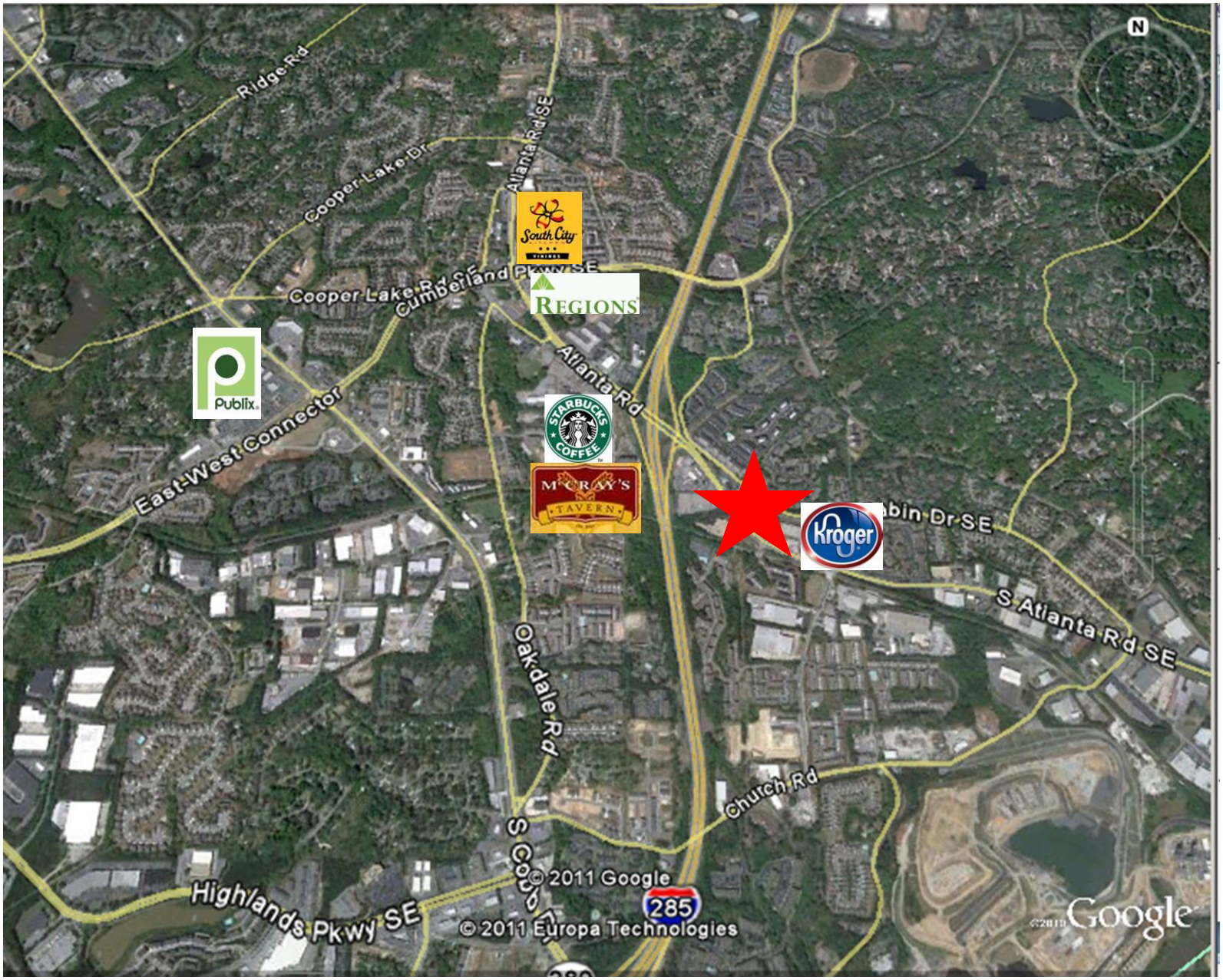
MARK FLANDERS
ATLANTA RD & LOG CABIN RD
COBB COUNTY, GA.

SHEET TITLE: FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 4/15/99
DRAWN BY:

NORTH

A100

Vinings West Aerial



Source: Google Earth

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DEMOGRAPHIC REPORT
Vinings West

Population	1-mi.	2-mi.	3-mi.
2009 Male Population	4,405	31,831	88,446
2009 Female Population	4,881	34,657	93,642
% 2009 Male Population	47.44%	47.87%	48.57%
% 2009 Female Population	52.56%	52.13%	51.43%
2009 Total Adult Population	8,165	53,712	141,631
2009 Total Daytime Population	8,325	72,695	209,497
2009 Total Daytime Work Population	5,990	45,928	124,427
2009 Median Age Total Population	30	32	31
2009 Median Age Adult Population	33	37	37
2009 Age 0-5	483	5,228	15,677
2009 Age 6-13	417	5,252	17,063
2009 Age 14-17	221	2,297	7,717
2009 Age 18-20	219	1,720	5,753
2009 Age 21-24	1,223	5,485	14,360
2009 Age 25-29	1,713	8,757	21,286
2009 Age 30-34	1,296	7,767	19,613
2009 Age 35-39	864	5,875	15,426
2009 Age 40-44	669	5,099	13,635
2009 Age 45-49	559	4,400	11,546
2009 Age 50-54	496	4,013	10,273
2009 Age 55-59	341	3,178	8,190
2009 Age 60-64	269	2,236	6,196
2009 Age 65-69	170	1,624	4,773
2009 Age 70-74	117	1,239	3,709
2009 Age 75-79	97	1,026	2,935
2009 Age 80-84	74	728	2,132
2009 Age 85+	57	566	1,805
% 2009 Age 0-5	5.20%	7.86%	8.61%
% 2009 Age 6-13	4.49%	7.90%	9.37%
% 2009 Age 14-17	2.38%	3.45%	4.24%
% 2009 Age 18-20	2.36%	2.59%	3.16%
% 2009 Age 21-24	13.17%	8.25%	7.89%
% 2009 Age 25-29	18.45%	13.17%	11.69%
% 2009 Age 30-34	13.96%	11.68%	10.77%
% 2009 Age 35-39	9.31%	8.84%	8.47%
% 2009 Age 40-44	7.21%	7.67%	7.49%
% 2009 Age 45-49	6.02%	6.62%	6.34%
% 2009 Age 50-54	5.34%	6.04%	5.64%
% 2009 Age 55-59	3.67%	4.78%	4.50%
% 2009 Age 60-64	2.90%	3.36%	3.40%

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