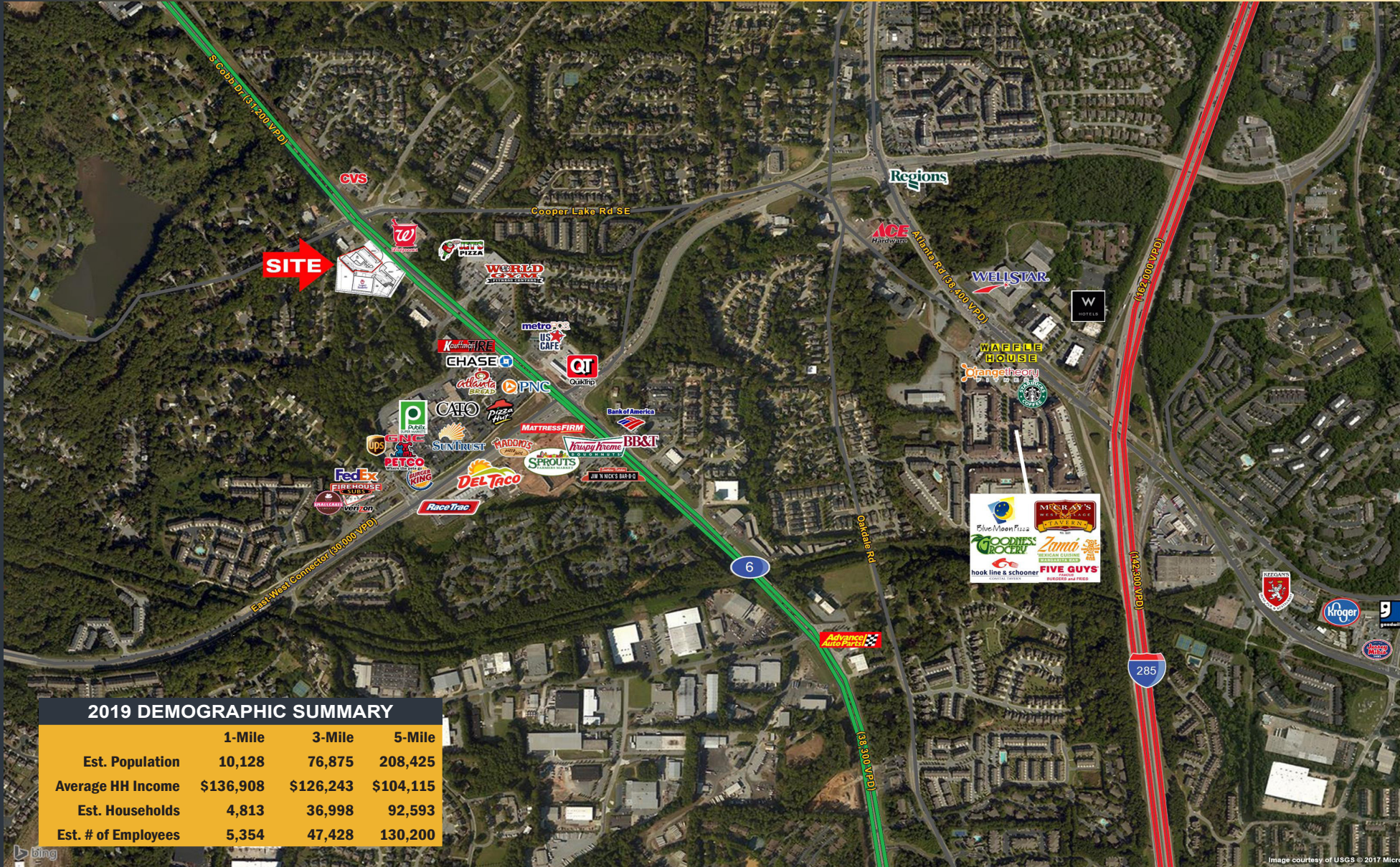


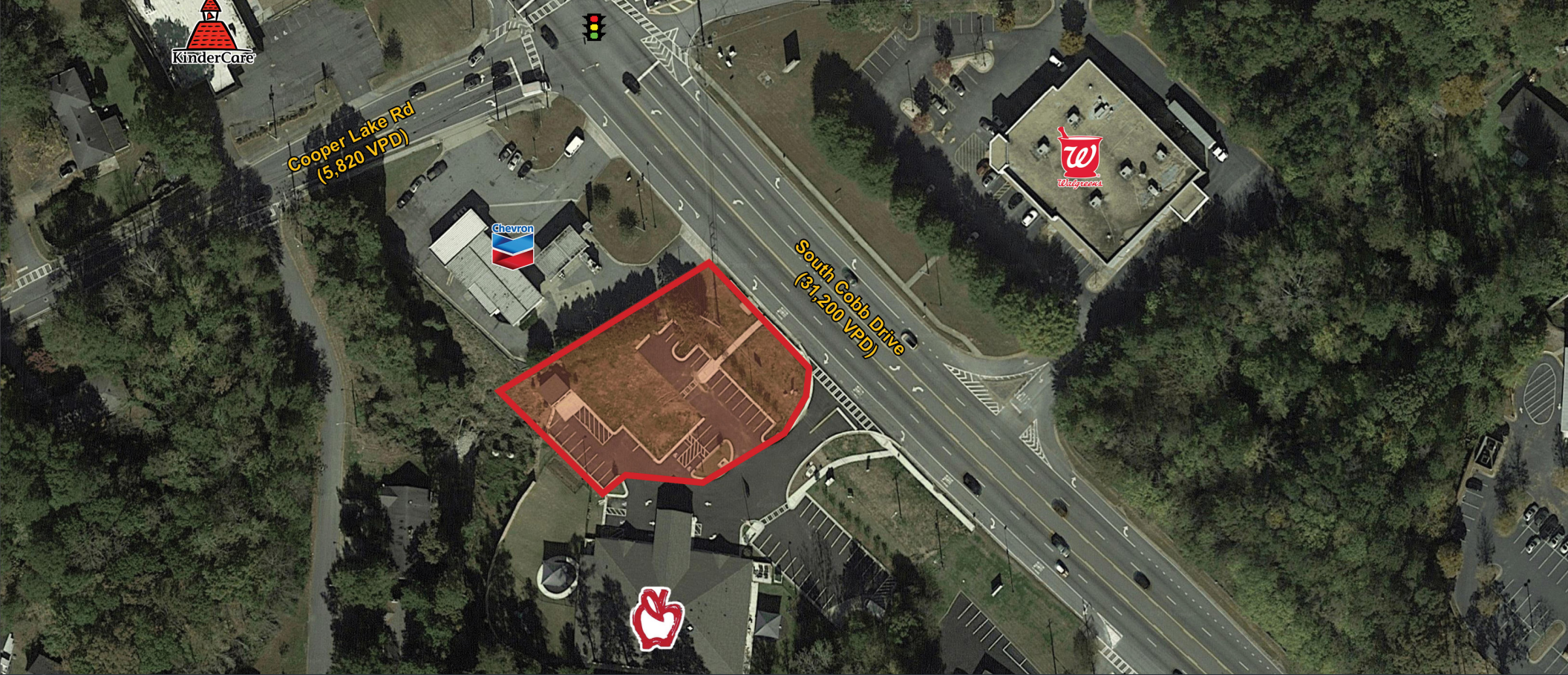
SITE AVAILABLE



2019 DEMOGRAPHIC SUMMARY			
	1-Mile	3-Mile	5-Mile
Est. Population	10,128	76,875	208,425
Average HH Income	\$136,908	\$126,243	\$104,115
Est. Households	4,813	36,998	92,593
Est. # of Employees	5,354	47,428	130,200

PAD READY SITE FOR SALE \$895,000

UP TO A 4,000 SF BUILDING / .6 ACRES FOR SALE OR OWNER WILL BUILD TO SUIT
4390 SOUTH COBB DRIVE | SMYRNA (COBB COUNTY), GA 30080



SMYRNA

4390 SOUTH COBB DRIVE

- Up to 4,000 s.f. retail/office building pad ready site for sale \$895,000 or owner will build to suit. Storm water quality and underground detention provided, all utilities to the pad, curb cut and decel lane and all curb and gutter and paving of the parking lot completed. There is excellent visibility on South Cobb Drive with 31,000+ cars per day
- Rapidly growing retail corridor with strong regional and national retailers and restaurants.
- Site is located less than 1-mile from both the new 162,000 s.f. Wellstar Cobb Hospital Vinings Health Park which will open in September of 2017 and the projected \$33.8 million dollar renovation and reopening of the Emory Adventist Hospital.
- 236 new single family and townhouses either sold, pending sale or available for sale in a 3-mile radius of site in the last 2 years.

