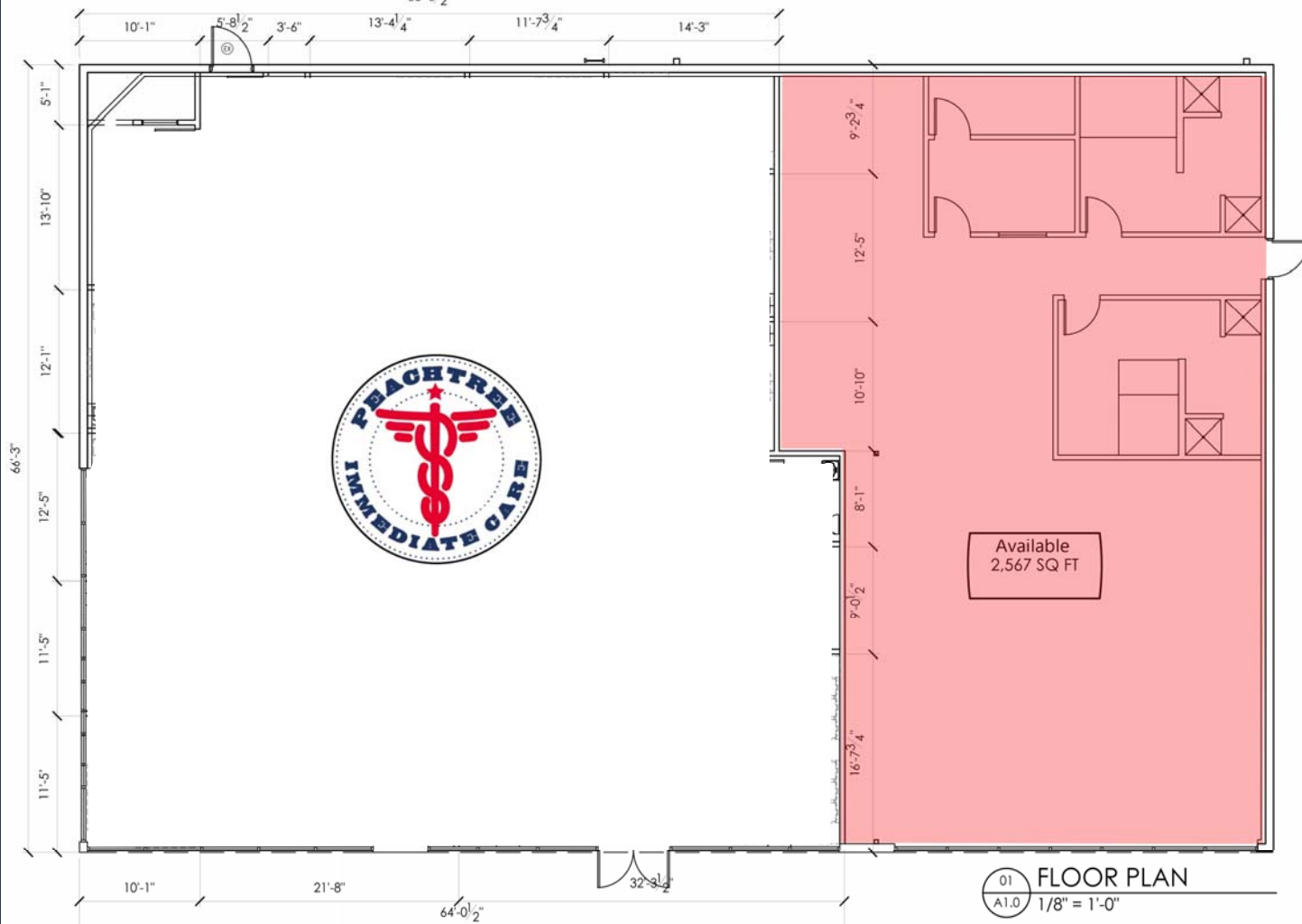


PRIME CORNER SPACE AVAILABLE

3295 SOUTH COBB DRIVE

SMYRNA, GA

2,567 sf Available



- Prime corner opportunity at the signalized intersection of South Cobb Drive and Concord Road.
- Dense, affluent trade area with 245,120 people and a \$88,624 average household income within a 5-mile radius.
- Endcap space available next to Peachtree Immediate Care.
- Excellent visibility and monument signage.
- New remodeled building with updated two tenant storefront.

DEMOGRAPHICS:	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
2017 Est. Population	10,416	95,754	245,936
2017 Est. # Households	4,283	39,695	101,034
2017 Avg HH Income	\$92,166	\$89,021	\$90,711
2017 Est. # of Employees	2,833	21,907	163,676

For More Information, Contact:

Taylor Dozier
770-801-6505
tdozier@trilogygroup.net



www.trilogygroup.net

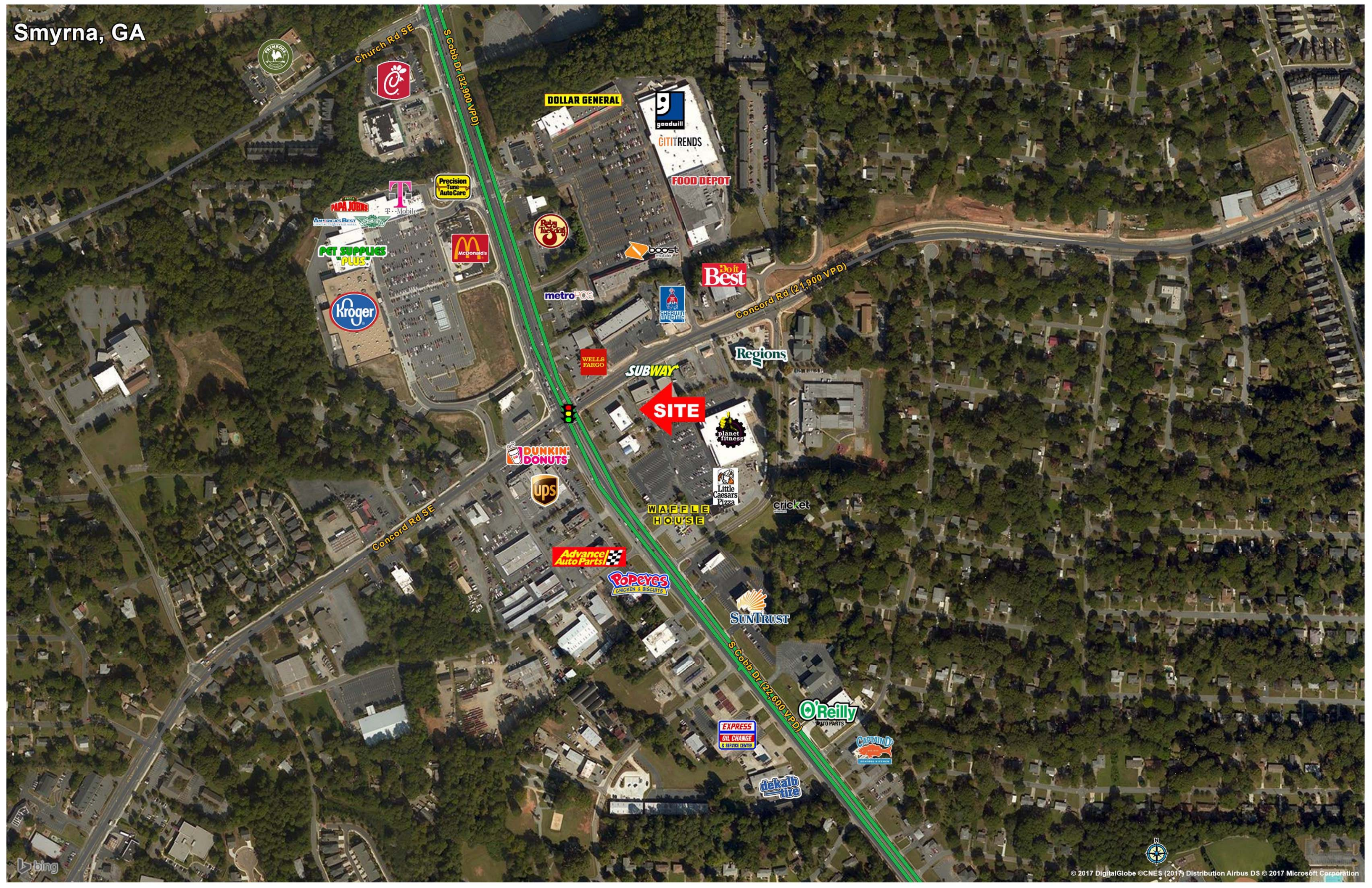


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Smyrna, GA



SITE

DOLLAR GENERAL

goodwill

CITITRENDS

FOOD DEPOT

PAPA JOHN'S

P-Mobile

Precision Tune Auto Care

McDonald's

Red Lobster

boost mobile

PET SUPPLIES PLUS

Kroger

metroPCS

Sherwin Williams

Do it Best

Regions

SUBWAY

WELLS FARGO

planet fitness

Little Caesars Pizza

Waffle House

cricket

DUNKIN' DONUTS

ups

Advance Auto Parts

POPEYES CHICKEN & BISCUITS

SUNTRUST

O'Reilly AUTO PARTS

EXPRESS OIL CHANGE & SERVICE CENTER

CAPTAIN D'S

dekalb tire

