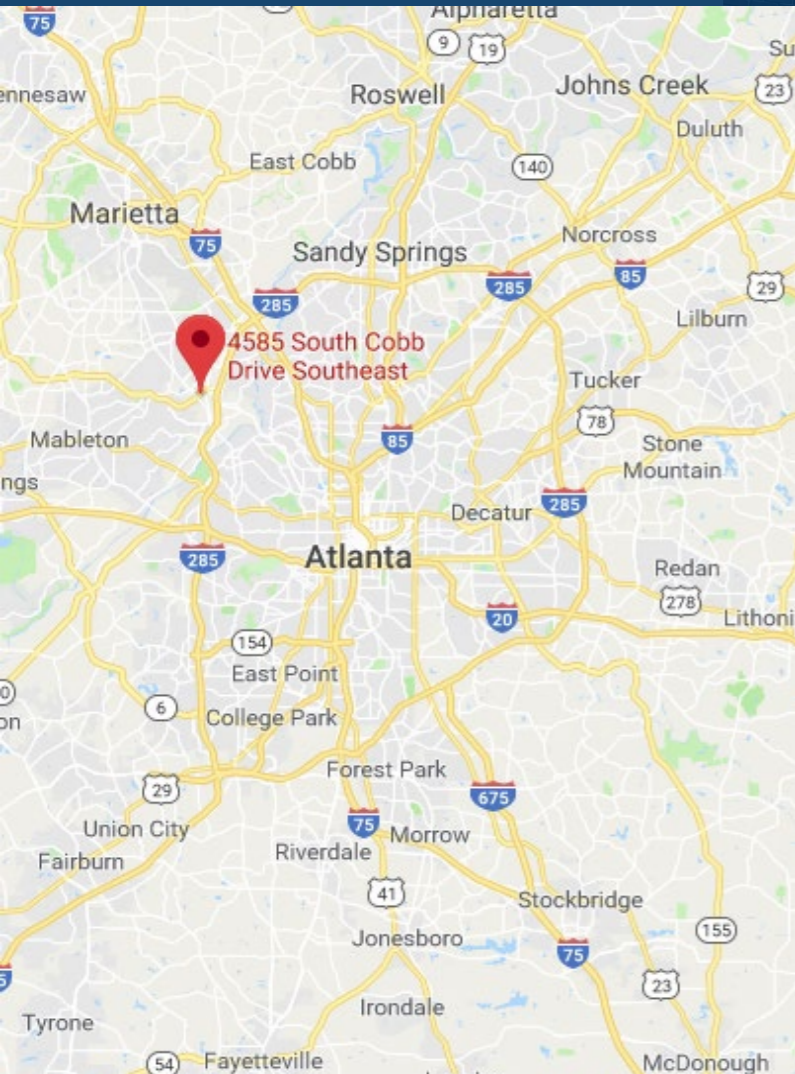


Shops of South Cobb

4585 S Cobb Dr.
Smyrna, GA 30080



Leasing Contacts

Allie Hodge (678) 501-5342

Marrissa Chanin: (678) 501-5341

Email: info@riverwoodproperties.com

The Shops of South Cobb is an 8,044 SF shopping center located just south of the S Cobb Dr./East West Connector intersection. The site sits across from Sprouts Farmers Market and is just a quarter mile off of the busy I-285. The property has excellent ingress and egress, great visibility, high traffic counts, and substantial frontage on S Cobb Dr. With great exposure to more than 30,000 vehicles per day, this is an ideal location for any retailer.

Intersection: S Cobb Dr. & East-West Connector

Daily Traffic Counts: 30,610 Vehicles Per Day

Site Access: Site is accessible via curb cut on S Cobb Dr.

Shops of South Cobb

100 Michi Ru Asian Cuisine 1,387

200 Eye Level Learning Center 1,400

300 Vinings Pharmacy 1,750

400 AccuQuest Hearing Centers 1,265


500 *Retail Space Available* 1,152


600 *Retail Space Available* 1,090

GLA: 8,044 SF

Availability: 1,090-2,242 SF

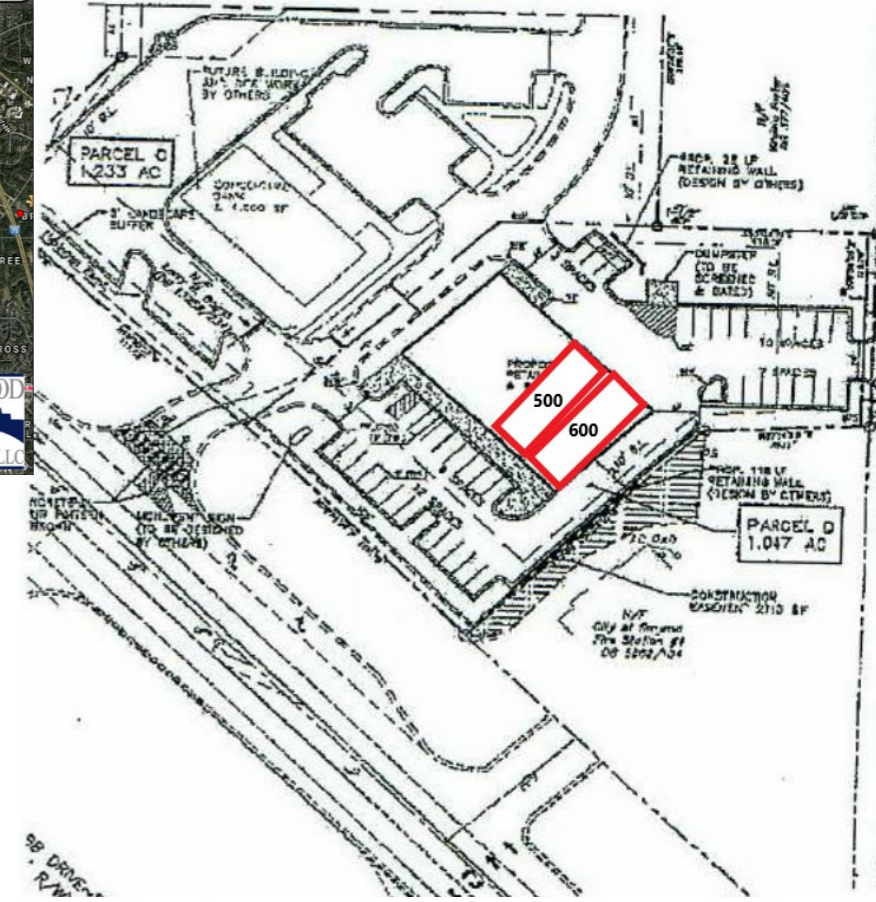
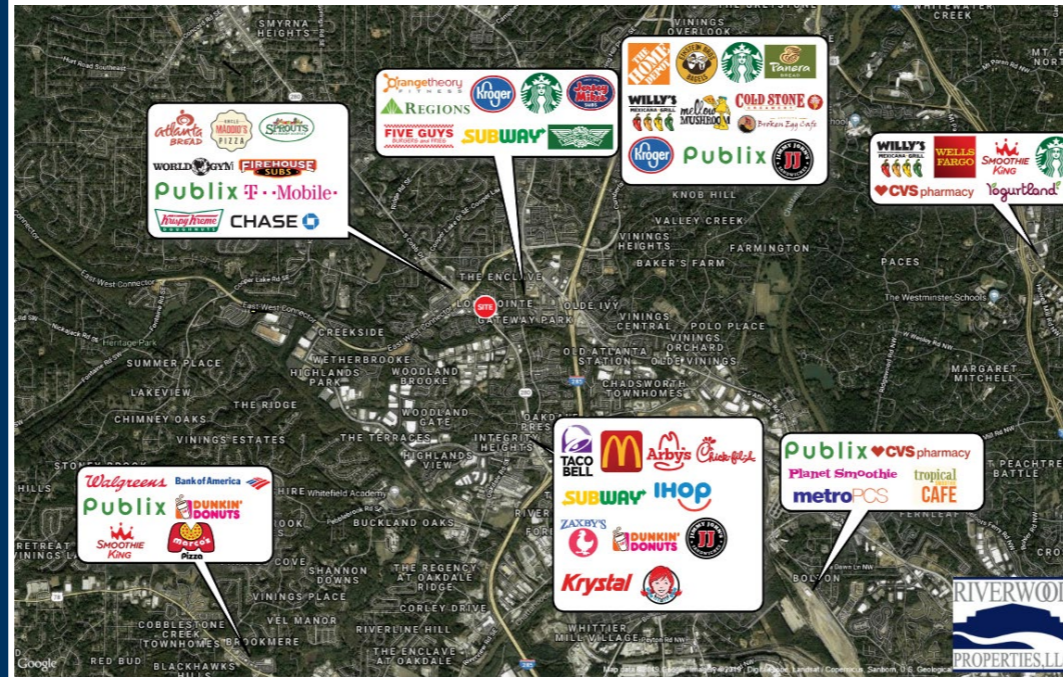
AREA DEMOGRAPHICS

 1 MILE 13,664
3 MILE 70,566
2019 Population 5 MILE 202,661

 1 MILE 4.64%
3 MILE 5.19%
Est. Population Growth 5 MILE 6.17%

 1 MILE 6,843
3 MILE 34,319
Household 2019 5 MILE 91,546

 1 MILE \$123,743
3 MILE \$132,164
Household Income 5 MILE \$108,551



SHOPS OF SOUTH COBB Trade Area Overview

