



WOODCREST
CAPITAL, LLC

Concord Corners

821 Concord Road SE | Smyrna GA

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
2nd Gen.
Restaurant:
5,824 SF



- 16,819 SF Center
- Cobb County, Georgia
- Great Visibility & Access at one of the busiest intersections in Smyrna

Type	PSF
NNN's	\$ 4.86
Lease Rates	Call for Rates

Traffic Counts	
S Cobb Drive	31,256 VPD
Concord Road SE	23,632 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	7,591	94,108	235,220	391,602
Households	3,192	39,111	98,858	151,718
Average HH Income	\$105,165	\$108,956	\$104,665	\$92,489

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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