

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

O'Reilly
AUTO PARTS

CAPTAIN D'S
SEAFOOD KITCHEN

Ridgecrest Rd

S Cobb Dr

280

30,200 AADT

FOR SALE OR GROUND LEASE

3405 S Cobb Drive

Smyrna, GA

 SRS

3405 S Cobb Drive

Smyrna, GA 30080



\$1,650,000

Price

1.74 AC

Available

Contact
Broker

Rate

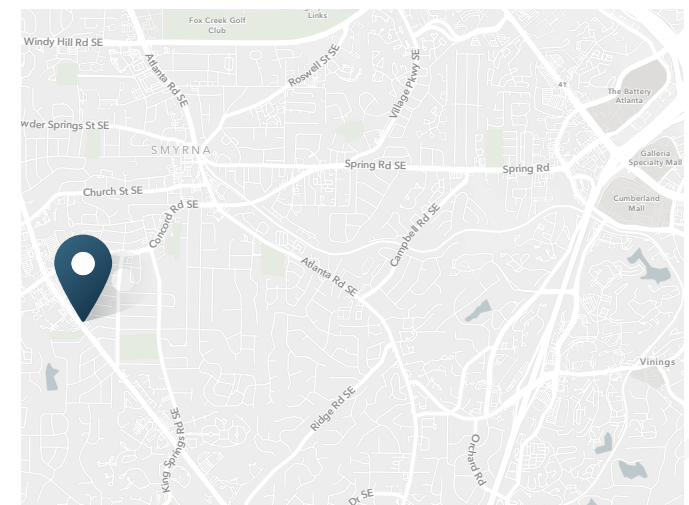
ABOUT THE PROPERTY

- Former church site near new Kroger at Crossings Shopping Center.
- 30,200 VPD in front of site.
- Can subdivide property for 2 pads.
- Prominent visibility and access to site in newly developing corridor south of S Cobb Dr and Concord Rd SE

JOIN THESE RETAILERS



REGIONS





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TRUIST

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SHELL

EXPRESS
OIL CHANGE
10 MINUTE SERVICE
TIRE ENGINEERS
OLLIE'S SERVICE AUTO CARE

Maaco
OIL CHANGE TIRE & AUTO PARTS



South Cobb Drive & Concord Rd

Smyrna, GA



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2022 Estimated Population	10,681	98,530	242,860
2027 Projected Population	10,754	99,779	248,621
Projected Annual Growth Rate 2022 to 2027	0.14%	0.25%	0.47%

Daytime Population

	1 mile	3 miles	5 miles
2022 Daytime Population	9,117	88,941	285,486
Workers	4,244	44,898	177,371
Residents	4,873	44,043	108,115

Income

	1 mile	3 miles	5 miles
2022 Est. Average Household Income	\$118,991	\$113,169	\$109,026
2022 Est. Median Household Income	\$86,201	\$79,577	\$76,556

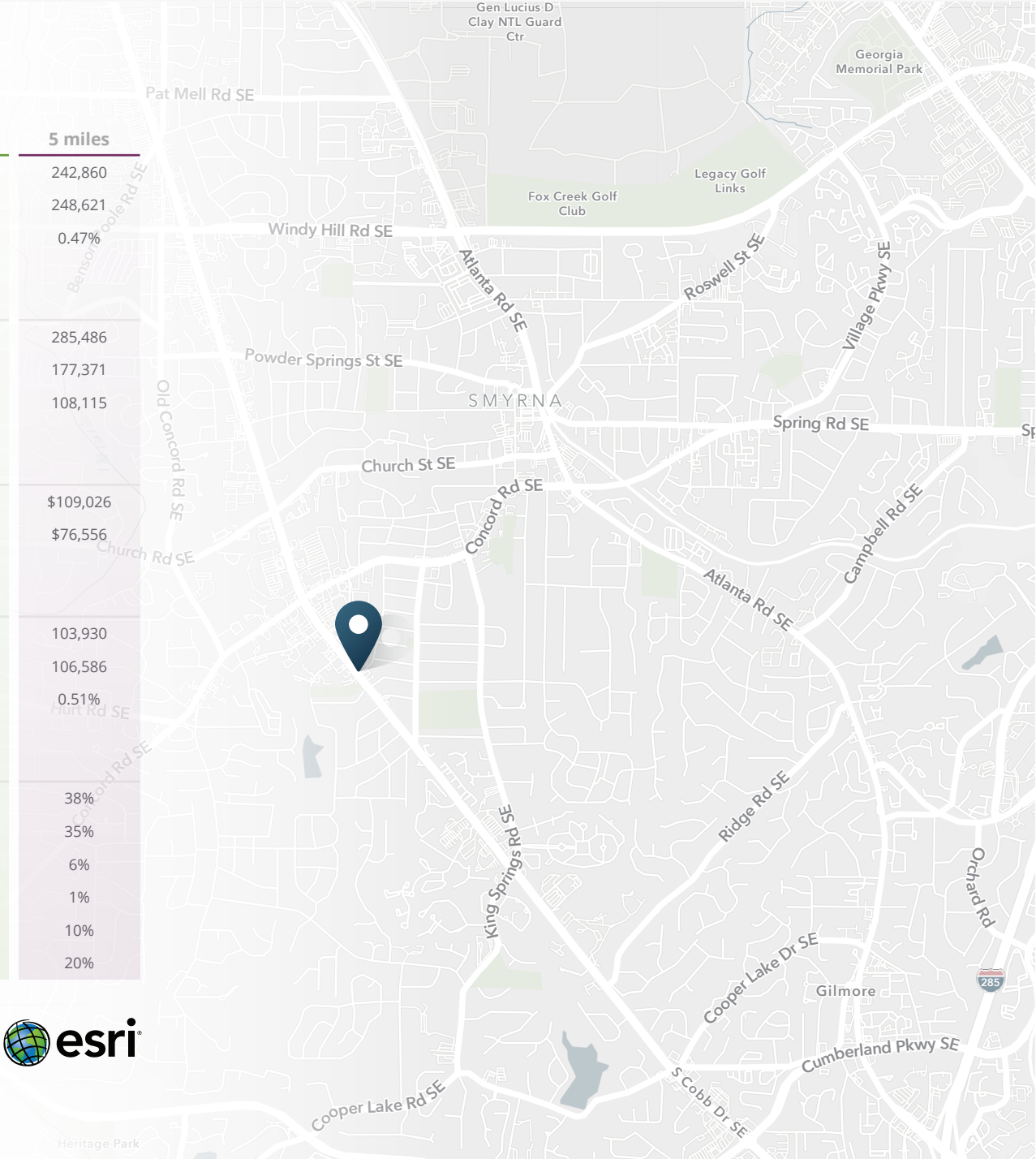
Households & Growth

	1 mile	3 miles	5 miles
2022 Estimated Households	4,440	41,649	103,930
2027 Estimated Households	4,466	42,164	106,586
Projected Annual Growth Rate 2022 to 2027	0.12%	0.25%	0.51%

Race & Ethnicity

	1 mile	3 miles	5 miles
2022 Est. White	55%	43%	38%
2022 Est. Black or African American	24%	29%	35%
2022 Est. Asian or Pacific Islander	5%	6%	6%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	5%	10%	10%
2022 Est. Hispanic	14%	21%	20%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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