



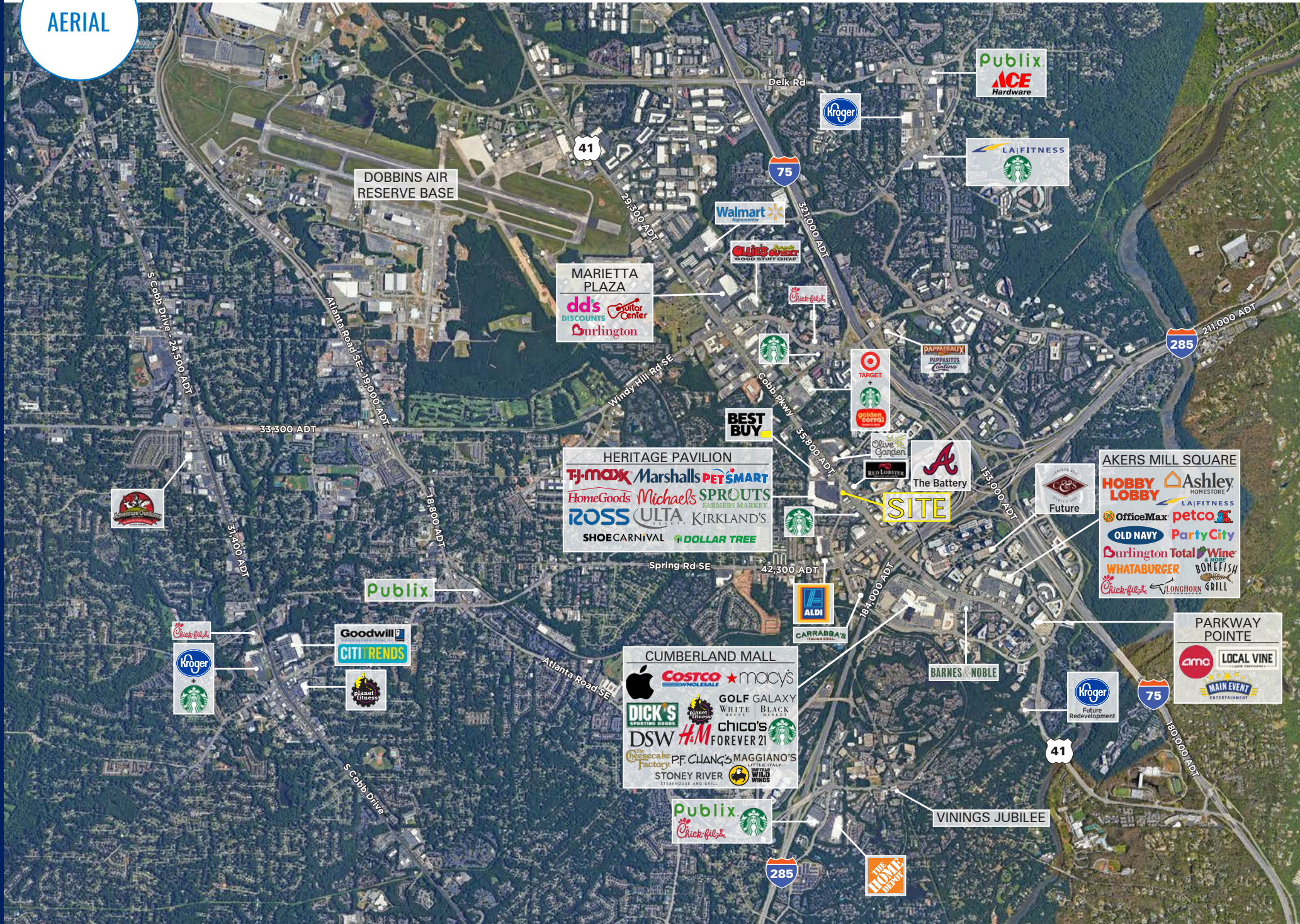
SMYRNA, GA

2610 COBB PKWY SE

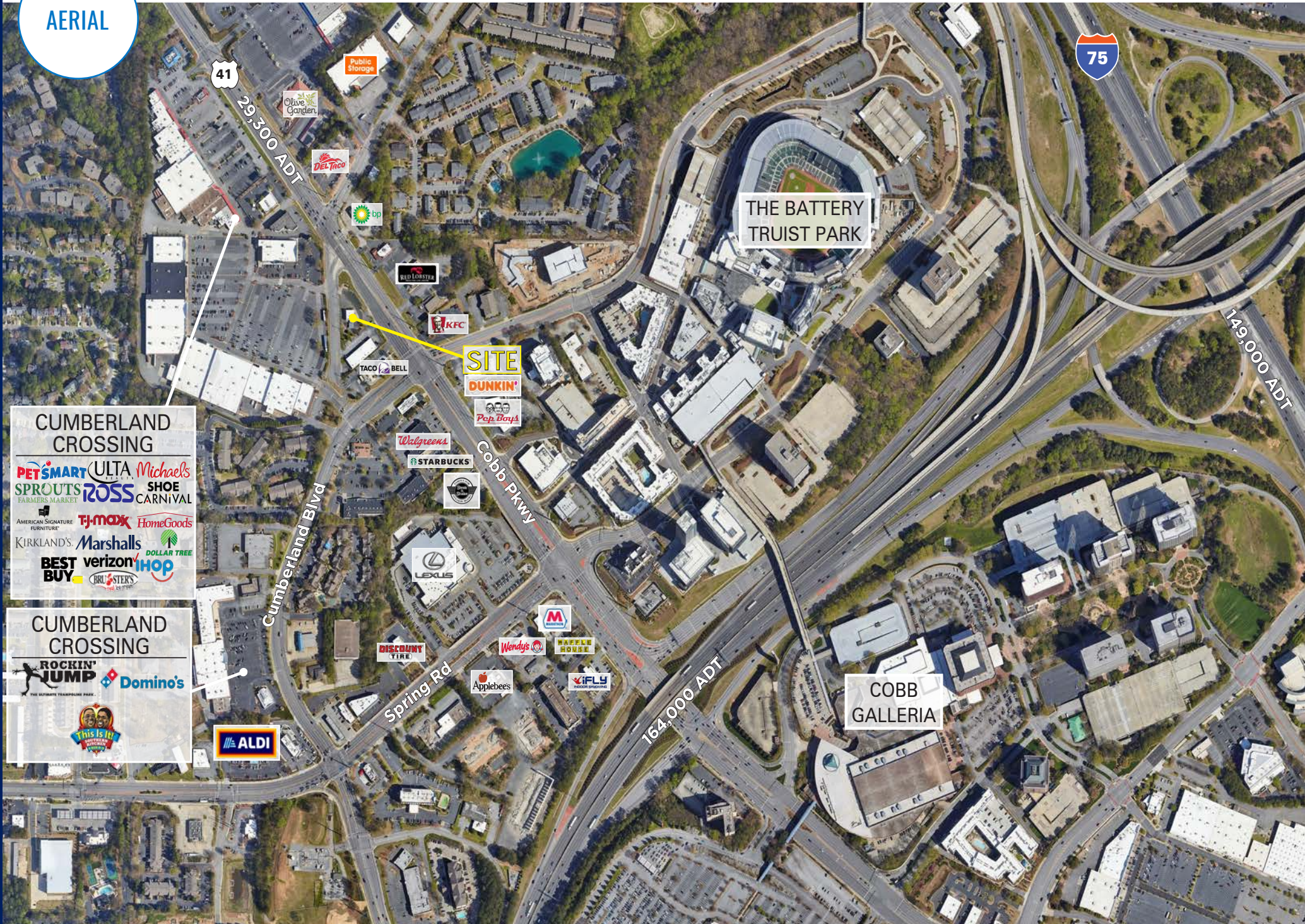
AVAILABLE FOR LEASE OR GROUND LEASE



AERIAL



AERIAL



CUMBERLAND CROSSING

PET SMART, ULTA, Michaels, SHOE CARNIVAL

SPROUTS FARMERS MARKET, ROSS, CARNIVAL

AMERICAN SIGNATURE FURNITURE, TJ-MAXX, HomeGoods

KIRKLAND'S, Marshalls, DOLLAR TREE

BEST BUY, verizon, IHOP

BRU'STER'S

CUMBERLAND CROSSING

ROCKIN' JUMP, Domino's

THE ULTIMATE TRAMPOLINE PARK

This is It!



PROJECT DETAILS

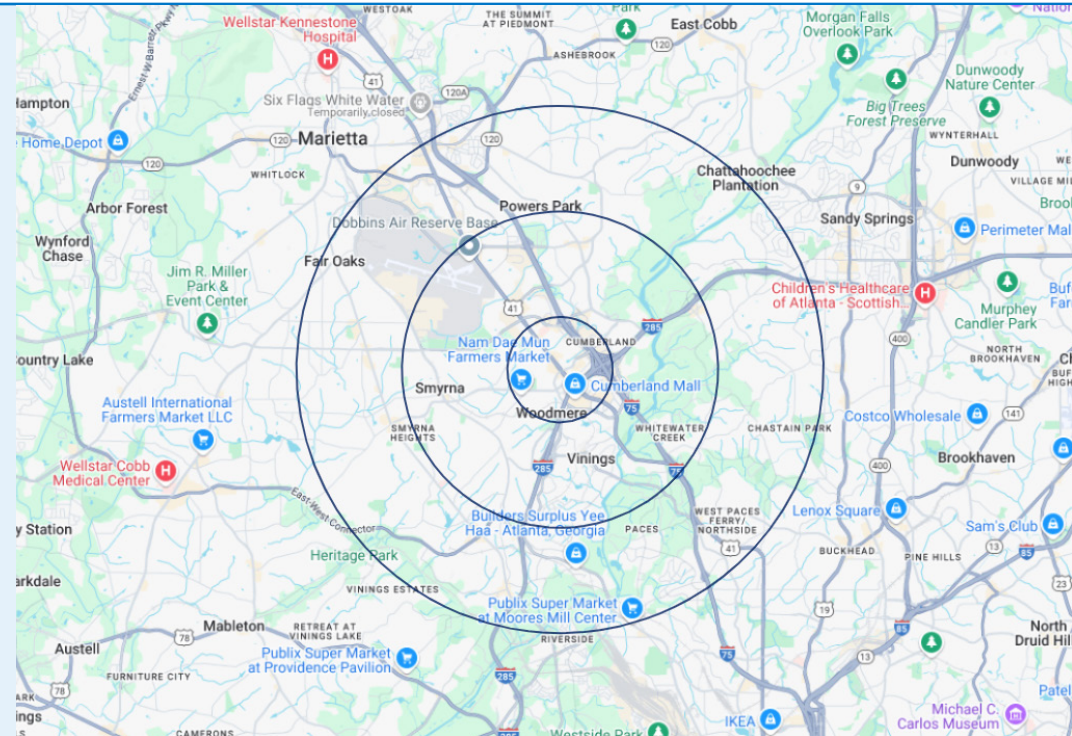
2610 COBB PKWY SE • Available for Lease or Ground Lease

- AVAILABLE SPACE** 1,840 SF Building
- AVAILABLE LAND** 0.69 Acres
- TRAFFIC COUNT** 35,800 ADT on Russell Pkwy
- PROPERTY HIGHLIGHTS**
 - Located across from The Battery/Truist Park
 - High visibility from Cobb Pkwy
 - Multiple access points
 - Zoned GC: General Commercial
 - 38,800 vehicles per day on Cobb Pkwy

COUNTY Cobb

MARKET Smyrna

	1 MILE	3 MILE	5 MILE
 POPULATION	14,588	96,142	212,719
 MEDIAN HH INCOME	\$87,704	\$103,520	\$116,375
 DAYTIME POPULATION	45,344	153,010	211,673



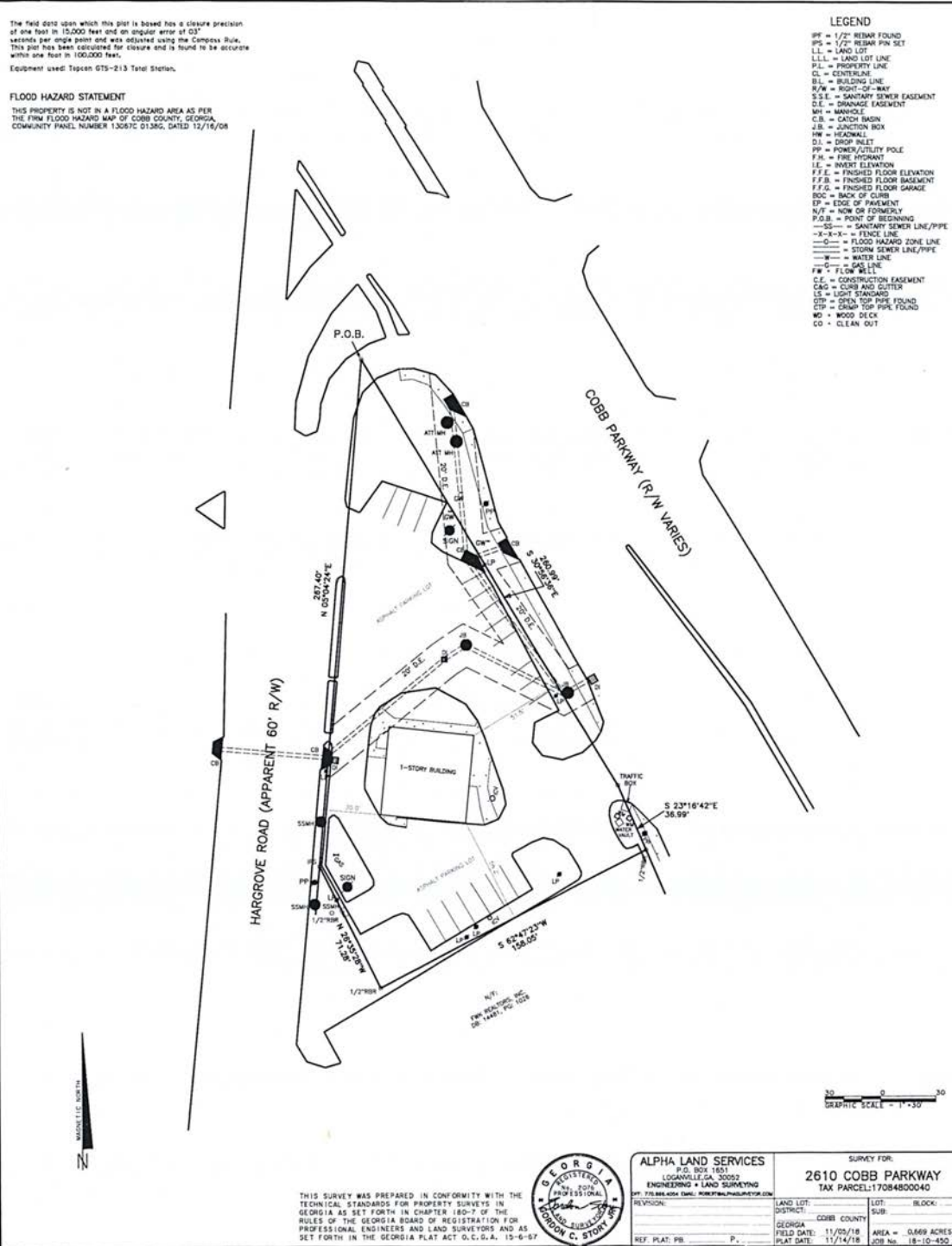
SITE PLAN

The field data upon which this plot is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Colwell Rule. This plot has been calculated for closure and is found to be accurate within one foot in 100,000 feet.
 Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT
 THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13067C 0138G, DATED 12/16/08

LEGEND

- SPF = 1/2" REBAR FOUND
- SPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- H.W. = HEADWALL
- D.I. = DROP INLET
- P.U. = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- = WATER LINE
- = GAS LINE
- FW = FLOW WELL
- C.E. = CONSTRUCTION EASEMENT
- CG = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTF = CRAMP TOP PIPE FOUND
- MD = MUD DECK
- CO = CLEAN OUT



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. 15-6-67



ALPHA LAND SERVICES P.O. BOX 1851 LOGANVILLE, GA. 30057 ENGINEERING & LAND SURVEYING 877.778.8454 FAX: 770.861.9415 WWW.ALPHALANDSERVICES.COM		SURVEY FOR: 2610 COBB PARKWAY TAX PARCEL: 17084800040	
REVISION: REF. PLAT: PB	LAND LOT: DISTRICT: COBB COUNTY	LOT: BLOCK: SUB:	AREA = 0.669 ACRES ZONING = RS-10-450
FIELD DATE: 11/05/18 PLAT DATE: 11/14/18			

SMYRNA, GEORGIA

2610 COBB PKWY

AVAILABLE FOR LEASE OR GROUND LEASE

BOB STASIOWSKI

470.766.1762

BSTASIOWSKI@ATLANTICRETAIL.COM



ALBANY

ATLANTA

PIEDMONT CENTER
3525 PIEDMONT ROAD NE BLDG 5, SUITE 210
ATLANTA, GA 30305
404.759.5464

BOSTON

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

 [LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

 [INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

 **REALESTATE
RESOURCES**

 **CHAINLINKS**
RETAIL ADVISORS