



# Smyrna Daycare Facility

395 Russell Street SW • Smyrna, GA 30082

## FOR LEASE

<b>Lease Rate</b>	\$16.00 SF/yr (NNN)
<b>Property Type</b>	Daycare Facility
<b>Building Size</b>	±5,500 RSF
<b>Number of Floors</b>	2 Stories
<b>Year Built</b>	1973   Renovated 2019-2024
<b>Lot Size</b>	±1.91 Acres   2 Parcels
<b>Licensed Capacity</b>	97 Children per Cobb County
<b>Zoning</b>	R-15

## FOR LEASE OR LEASE-TO-OWN

### Turnkey Childcare Facility

- Licensed for up to 97 children with Cobb County (current transferable licenses in place)
- Functional layout with 4 classrooms, library, storage area, and 7 children's restrooms

### Well-maintained property

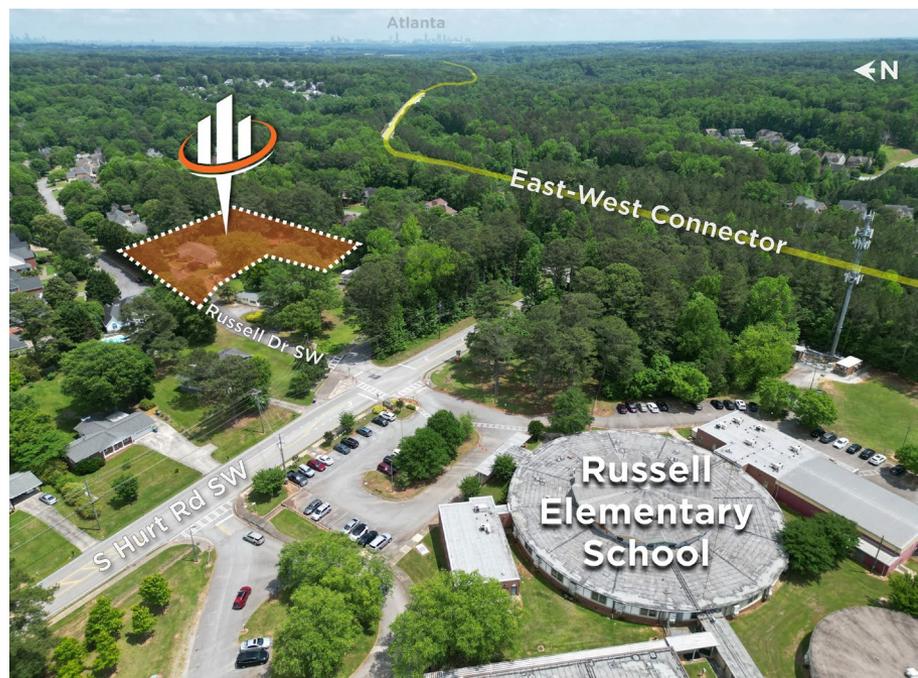
- Ongoing renovations completed 2019-2024

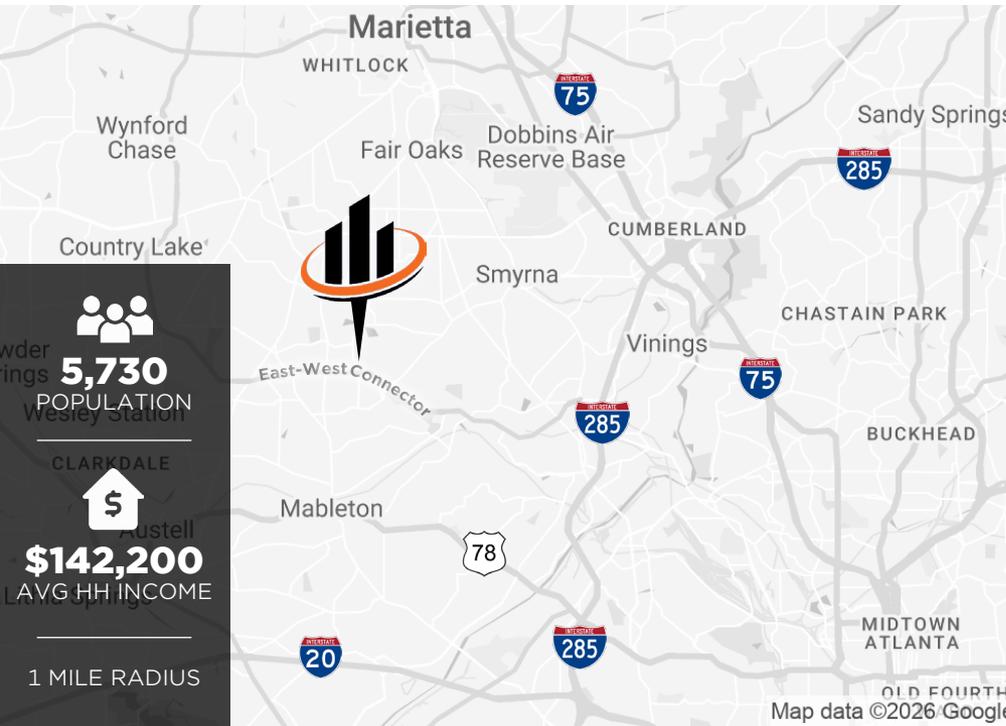
### Prime Smyrna Location

- Directly across from Russell Elementary School
- Located in the heart of the Smyrna suburbs within a rapidly growing residential corridor

### Outdoor Play & Recreation Space

- Large fenced outdoor area with multiple play zones, playground equipment, and gazebo





Population  
**5,730**

Avg. Home Value  
**\$142,200**

1 MILE RADIUS



**FOR MORE INFORMATION:**

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**SVN**  
 SECOND STORY  
 ATLANTA