

SITE

0.56 Acres

0.97 Acres

Harlow Apartments
303 Units

37,400 AADT '23

Windy Hill Rd

34,400 AADT '23

29,300 AADT '23

Cobb Pkwy

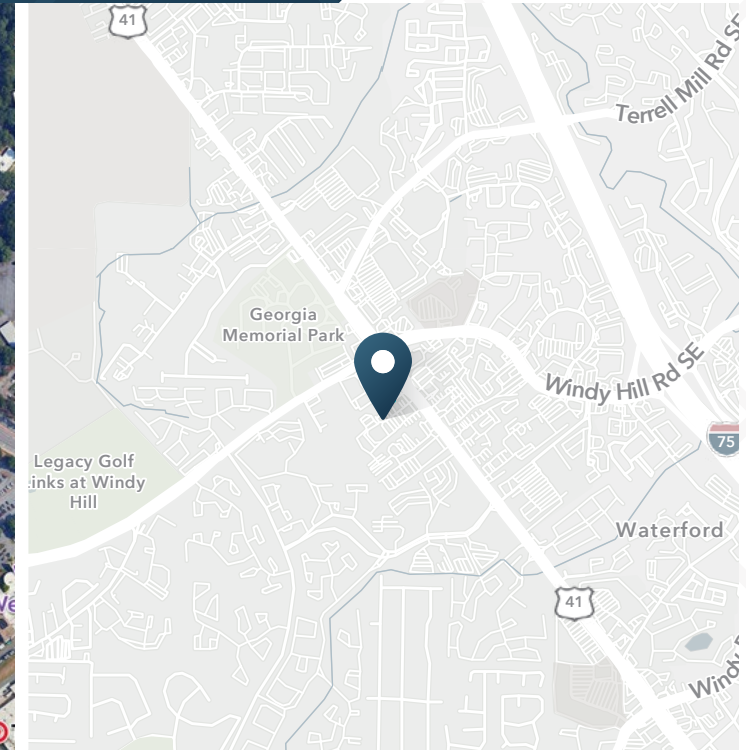
2086 Cobb Parkway | Smyrna, GA 30080

For Ground Lease



2086 Cobb Parkway | Smyrna, GA 30080

For Ground Lease



Parcel 1: 0.56 AC
GLA

Parcel 2: 0.97 AC
GLA

Contact
Broker
Rate

ABOUT THE PROPERTY

- 0.56 and 0.97 Acres outparcels available for Ground Lease
- Located on the southwest corner of Windy Hill Parkway and Cobb Parkway seeing over 66k VPD
- Located less than 2 miles from Truist Park and The Battery
- Adjacent to Dobbins Air Force Base supporting 5,700 personnel

JOIN THESE RETAILERS



TRAFFIC COUNTS

Cobb Parkway, adjacent to Site
Windy Hill Road, N of Site
Windy Hill Road, S of Site
Year: 2023 | GDOT

29,300 AADT
34,400 AADT
37,400 AADT



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Georgia Memorial
Park Funeral Home
& Cemetery



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	14,721	105,013	236,456
2028 Projected Population	15,480	107,906	239,603
Projected Annual Growth Rate 2023 to 2028	1.01%	0.55%	0.26%

Daytime Population

	1 mile	3 miles	5 miles
2023 Daytime Population	20,844	161,989	296,430
Workers	15,550	121,518	193,503
Residents	5,294	40,471	102,927

Income

	1 mile	3 miles	5 miles
2023 Est. Average Household Income	\$76,016	\$110,185	\$125,656
2023 Est. Median Household Income	\$59,168	\$77,539	\$82,375

Households & Growth

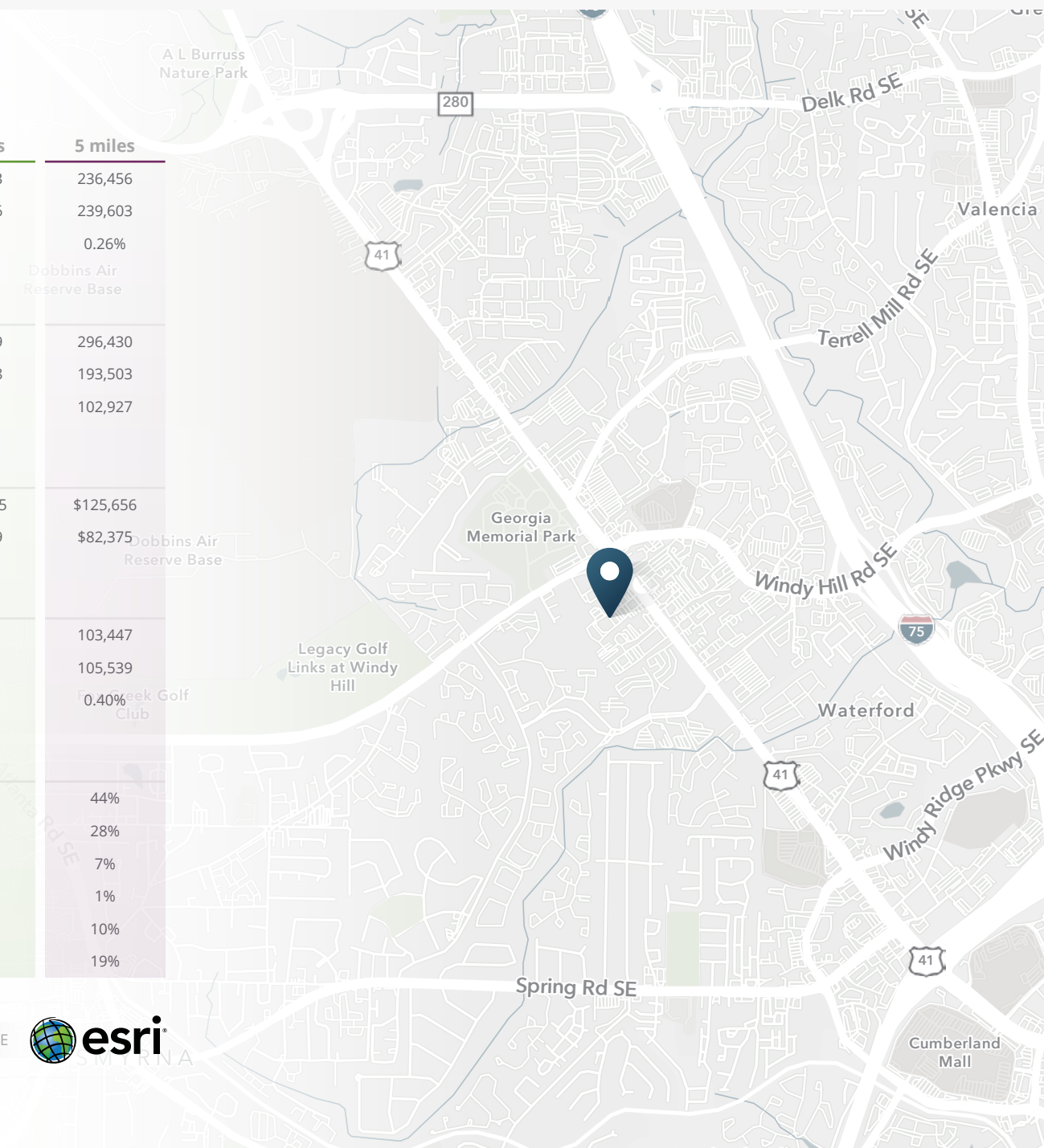
	1 mile	3 miles	5 miles
2023 Estimated Households	7,791	50,854	103,447
2028 Estimated Households	8,208	52,572	105,539
Projected Annual Growth Rate 2023 to 2028	1.05%	0.67%	0.40%

Race & Ethnicity

	1 mile	3 miles	5 miles
2023 Est. White	25%	40%	44%
2023 Est. Black or African American	45%	31%	28%
2023 Est. Asian or Pacific Islander	8%	9%	7%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	10%	9%	10%
2023 Est. Hispanic	19%	16%	19%

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

SOURCE esri





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SITE

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