

**DENTAL OFFICE  
FOR RENT**

**2655**  
**S. COBB DR SE**  
**SMYRNA, GA**  
**30080**



## **PROPERTY HIGHLIGHTS**

4,800 SF Medical / Office Building  
Located on S. Cobb Drive with ±27,000  
VPD Road frontage sign exposure  
Brick and block construction

Dental suite connections on ground  
floor (2,400 SF) see floor plan  
•Second floor (2,400 SF) available for  
immediate occupancy

**CALL / TEXT 678-516-3187**



# PROPERTY SUMMARY

Located along S. Cobb Drive with excellent visibility and access to +27,000 vehicles per day, the property is surrounded by schools, high density residential developments, & Smyrna amenities. The site is within close proximity to popular area attractions including Truist Park, The Battery, Cumberland Mall, The Shops at Belmont, and Historic Downtown Smyrna. The property is within walking distance to 500+ apartment units and is surrounded by numerous single and multi-family developments. Additionally, the site is near highly attended schools including: Campbell High School, Smyrna Elementary, Belmont Hills Elementary, LaBelle Elementary and others.

The property is situated in a growing Atlanta suburb with +221,000 residents living within a five mile radius (14% growth since 2010), establishing a reliable customer base for the site. The community is middle class, with an average annual household income of \$82,553, within five miles, which is projected to increase, poising Smyrna for significant concurrent growth. The location serves as a common gateway to Atlanta, the most populous city in the state of Georgia (498,715 residents), and the ninth-largest metro area in the U.S. with +6M residents.

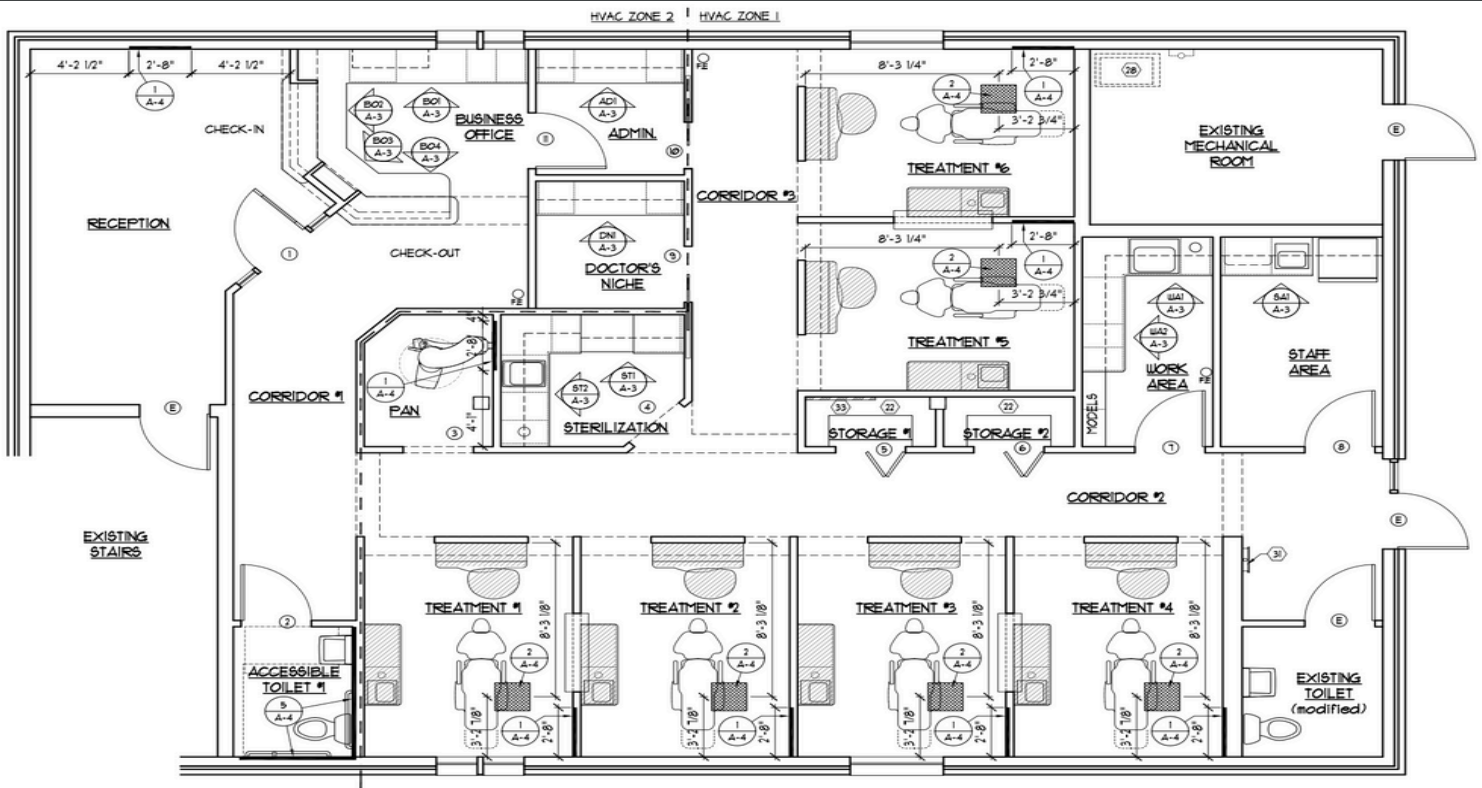
## LOCATION HIGHLIGHTS

4800 SF





# 1st FLOOR DENTAL SUITE | FLOORPLAN & PHOTOS



## 1st FLOOR DENTAL SUITE | 2400 SF



\*\* Equipment Not Included

# CITY OF SMYRNA, GA

Population in 2021: 55,685 (100% urban, 0% rural).

Population change since 2000: +35.8%

Males: 26,788(48.1%) Females: 28,897(51.9%)

Median resident age: 36.4 years

Georgia median age: 37.5 years

Zip codes: 30080.

Estimated median household income in:

2021 \$84,975 (it was \$47,572 in 2000)

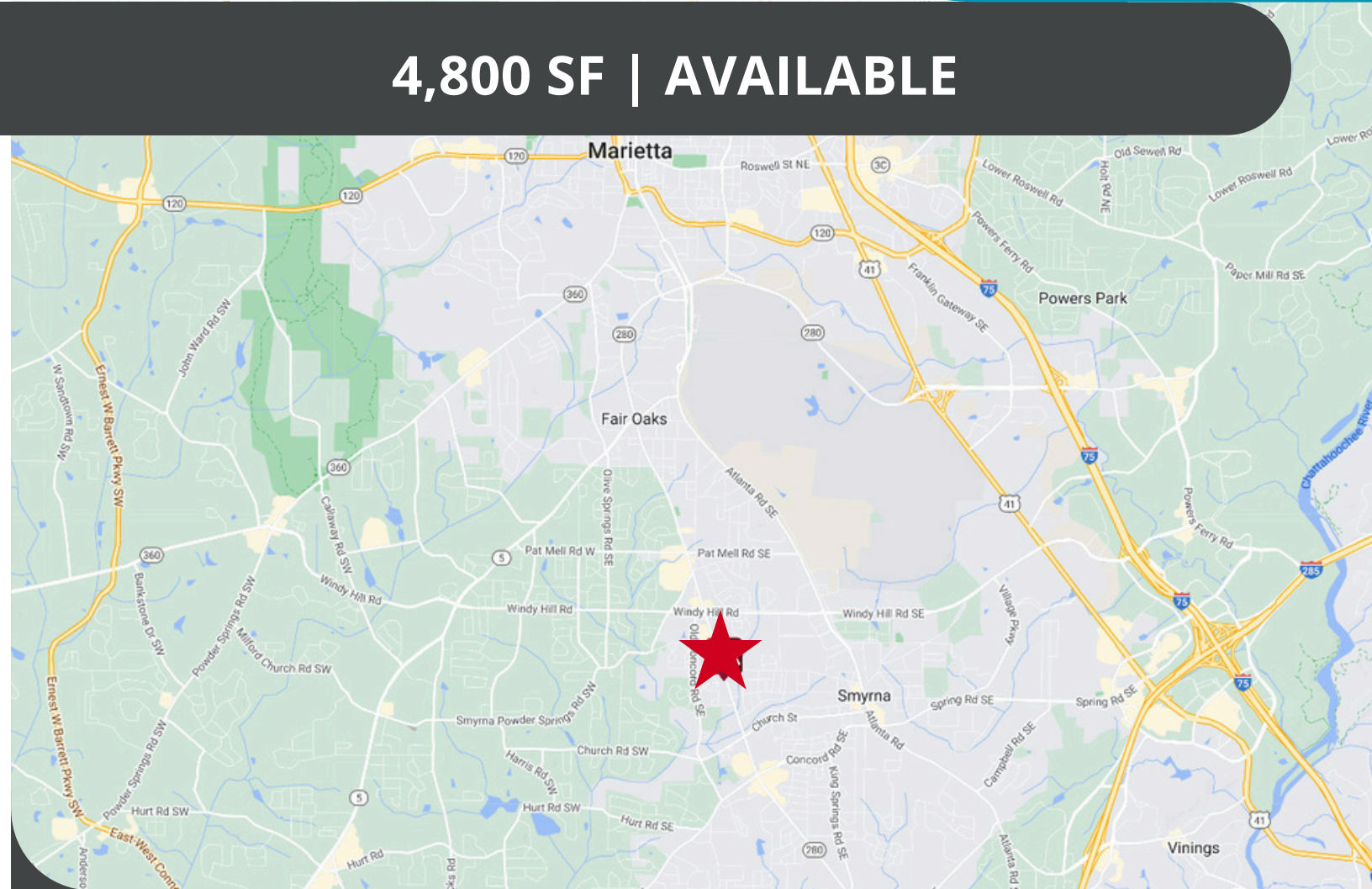
Smyrna: \$84,975 GA: \$66,559

Estimated per capita income in:

2021 \$56,324 (it was \$27,637 in 2000)

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**4,800 SF | AVAILABLE**



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