

SENTINEL FUND.

Retail Space For Lease

Promenade Shopping Center

2380-2534 Cobb Pky SE, Smyrna, GA 30080



FOR LEASE

SIZE

1,250 - 11,288 SF

RENT

\$20-\$25 PSF

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PROPERTY HIGHLIGHTS

- Tenants include Best Buy, IHOP, Chow King Grill & Buffet, Bruster's, and Juicy Crab.
- Excellent exposure along Cobb Pkwy, close to I-285 and I-75.
- Near Cumberland Mall, Cobb Galleria, Cobb Energy Centre, Truist Park, and The Battery.
- High-traffic location with easy access and ample parking.
- Available: Retail, Office, and 2nd Generation Restaurant Space.



QUICK DEMOGRAPHICS



Population

1-MILE: **37,726**
3-MILES: **144,143**
5-MILES: **296,862**



Median Age

1-MILE: **31.96**
3-MILES: **34.12**
5-MILES: **35.64**



Median HH Income

1-MILE: **\$82,906**
3-MILES: **\$92,922**
5-MILES: **\$95,121**



Daily Traffic

37,700 Vehicles
Cobb Pkwy South

Suite	Tenant	Size/SF
2380	Velox Insurance	800 SF
2382	Curlie Girlz Rock	700 SF
2384	Body Beauty Wax	900 SF
2386	Phone Hub	1,200 SF
2388	Atlanta Beauty Depot	2,400 SF
2390	Available	7,712 SF
2392	Available	4,316 SF
2394	Available	1,250 SF
2400	Chow King Grill & Buffet	14,200 SF
2430	Super Nails	2,500 SF
2440A	Available	2,137 SF
2440B	Nationwide Periodical	2,052 SF
2500	Best Buy	-
2508	Exclusive Selection	1,652 SF
2510	Available	11,288 SF
2512	Titan Games & Comics	2,249 SF
2514	Revive Consignment	7,000 SF
2520-2534	Juicy Crab	7,326 SF

Unit	Size/SF	Rent PSF	CAM PSF (2026)	Total Rent Annually	Total Monthly
2390	7,712	\$25.00	\$6.11	\$239,920.32	\$19,993.36
2392	4,316	\$20.00	\$6.11	\$112,690.76	\$9,390.90
2394	1,250	\$25.00	\$6.11	\$38,887.50	\$3,240.63
2440A	2,137	\$20.00	\$6.11	\$55,797.07	\$4,649.76
2510	11,288	\$25.00	\$6.11	\$351,169.68	\$29,264.14

