

# FREESTANDING RETAIL OPPORTUNITY

3821 SOUTH COBB DRIVE, SMYRNA, GA 30080

## FOR SALE & LEASE




### LOCATION DESCRIPTION

Freestanding building located at the intersection of South Cobb Drive & Concord Road

### PROPERTY HIGHLIGHTS

- Available: 9,504 SF
- Two points of ingress/egress
- Pylon sign facing both northbound and southbound traffic on South Cobb Drive
- 50 exclusive parking spaces
- Population Density of +228,000 residents & Average Household Incomes exceeds \$130,000 within a 5-mile radius
- GA DOT Traffic Counts: S. Cobb Drive-30,800 AADT



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	9,352	98,808	228,244
Average HH Income	\$151,987	\$146,321	\$130,140
Daytime Population	7,204	97,651	255,505



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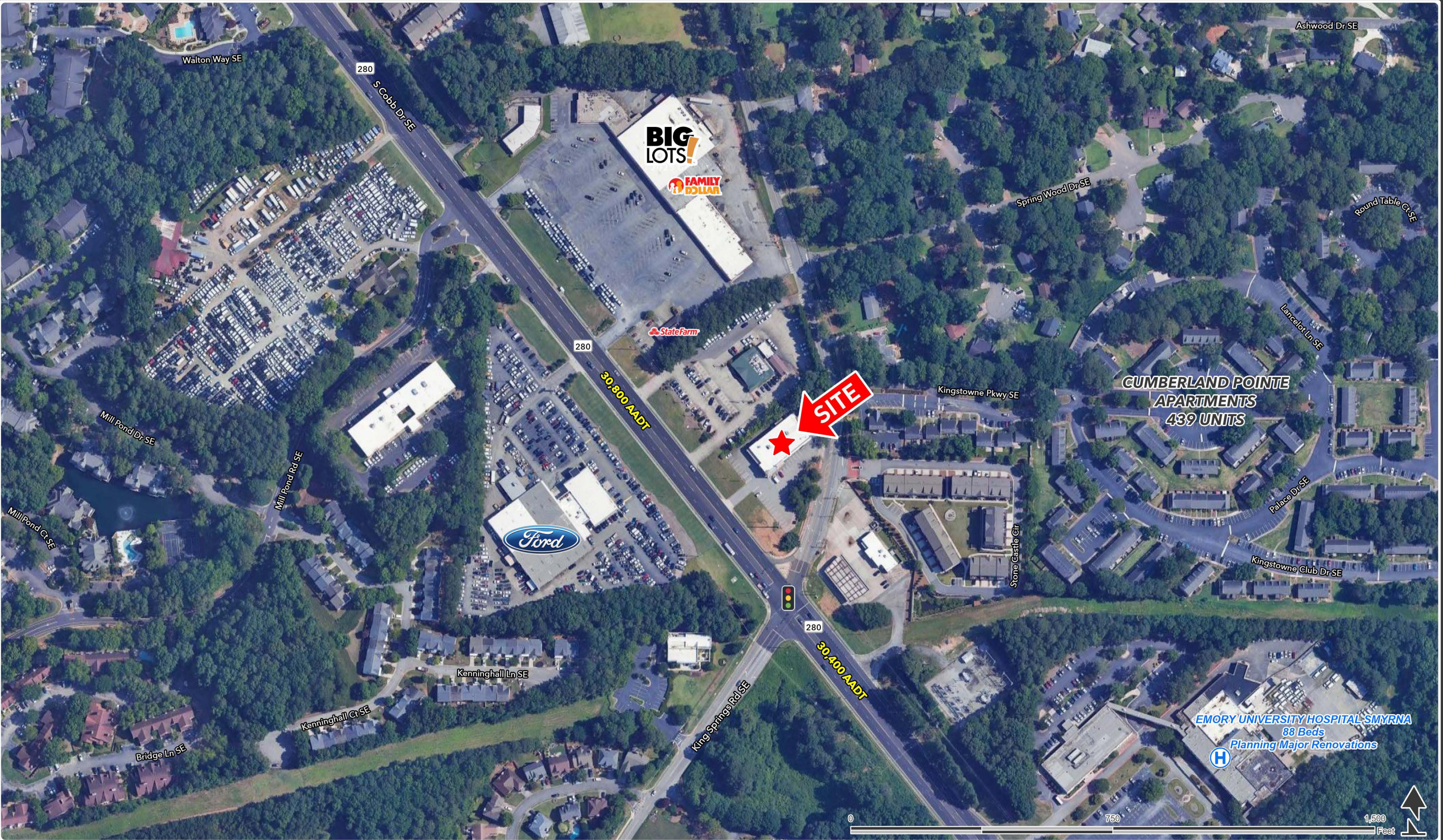
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# 3821 South Cobb Dr

Retail Aerial





**TSCG™**  
February 2025

