

3376 SE Cobb Dr, Smyrna, GA 30080

RETAIL SPACE FOR LEASE



Front Exterior



Interior Layout

PROPERTY OVERVIEW

- **Flexible Two-Level Layout (±24,000 SF Total)** Two expansive floors of approximately 12,000 SF each, available together or separately, offering unmatched flexibility for retail, medical, fitness, showroom, or multi-use concepts.
- **Prime Visibility on South Cobb Drive** Located on one of Smyrna's primary commercial corridors with strong daily traffic and excellent signage opportunities, ensuring maximum brand exposure and easy customer access.
- **Open Interior with High Ceilings** Large, open floor plates and generous ceiling heights provide a blank canvas for custom build-outs, efficient layouts, and modern, engaging customer experiences.
- **Parking with Expansion Opportunity** 13 existing on-site parking spaces with additional parking being added to the right of the building, enhancing convenience for customers and employees.
- **Established Retail Corridor & Strong Demographics** Surrounded by successful shopping centers and dense residential neighborhoods with solid household incomes, supporting long-term tenant success and repeat traffic.

DEMOGRAPHICS

CRITERIA	2-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
Population	37,399	207,749	749,521
Households	17,364	90,333	321,008
Daytime Population	24,050	131,236	422,534
Avg. Household Income	\$127,632	\$109,419	\$100,351

AVERAGE DAILY TRAFFIC (AADT): 30,800–36,900 VPD



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