

4833 S Cobb Dr

Smyrna, GA 30080



FOR LEASE

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BellStreet

## For Lease

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### Property Description

Approx. 805 SF 1st floor suite available, asking \$32/SF.  
Approx. 2,800 SF 3rd floor suite available, asking \$22/SF.

### Property Highlights

- Move-in-ready 1st and 3rd floor suites.
- Great submarket of Atlanta.
- Approx. 10 minutes from The Battery.

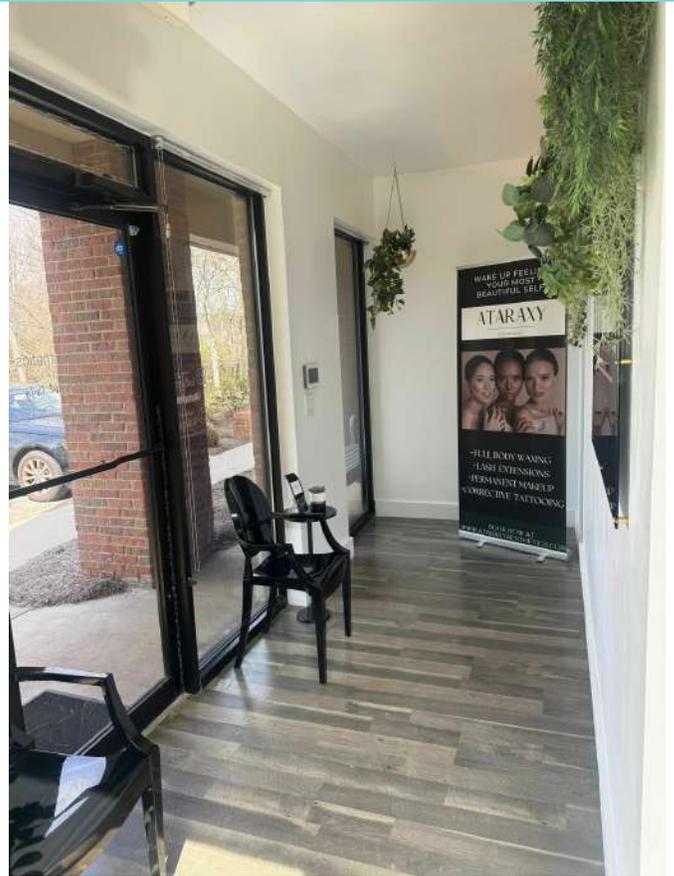
### Offering Summary

Lease Rate:	\$22.00 – 32.00 SF/yr (MG)
Available SF:	805 – 2,800 SF
Building Size:	8,400 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,308	27,934	77,030
Total Population	6,448	58,911	172,691
Average HH Income	\$97,920	\$100,054	\$84,186

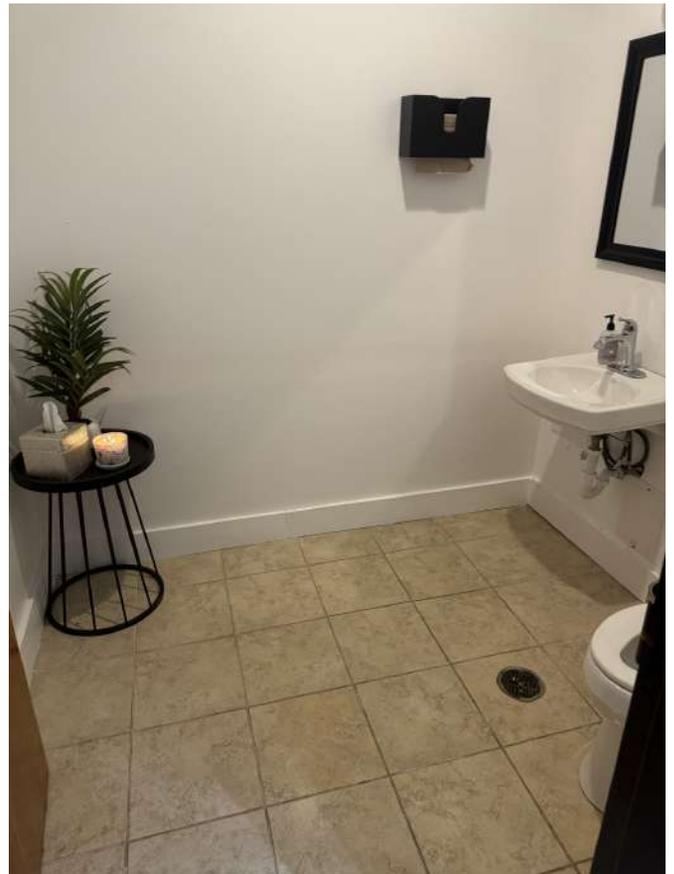
# Suite 100 (1st floor)

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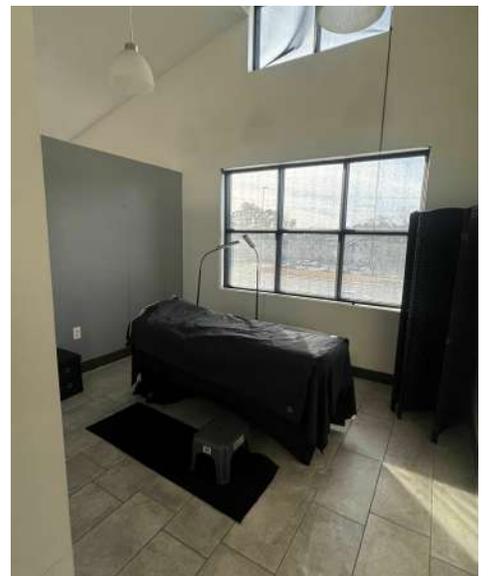
# Suite 300 (3rd Floor)

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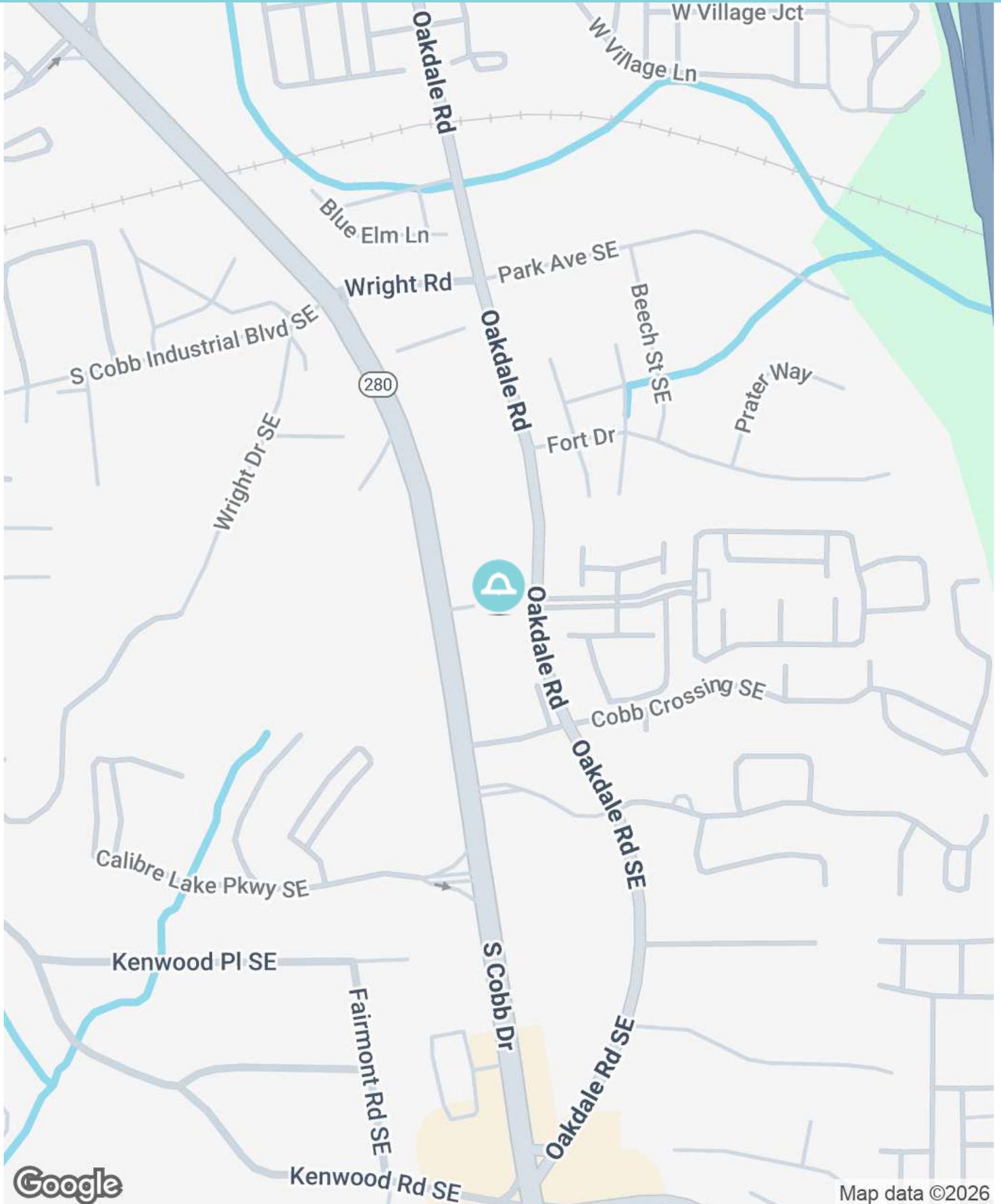
# Suite 300 (3rd Floor)

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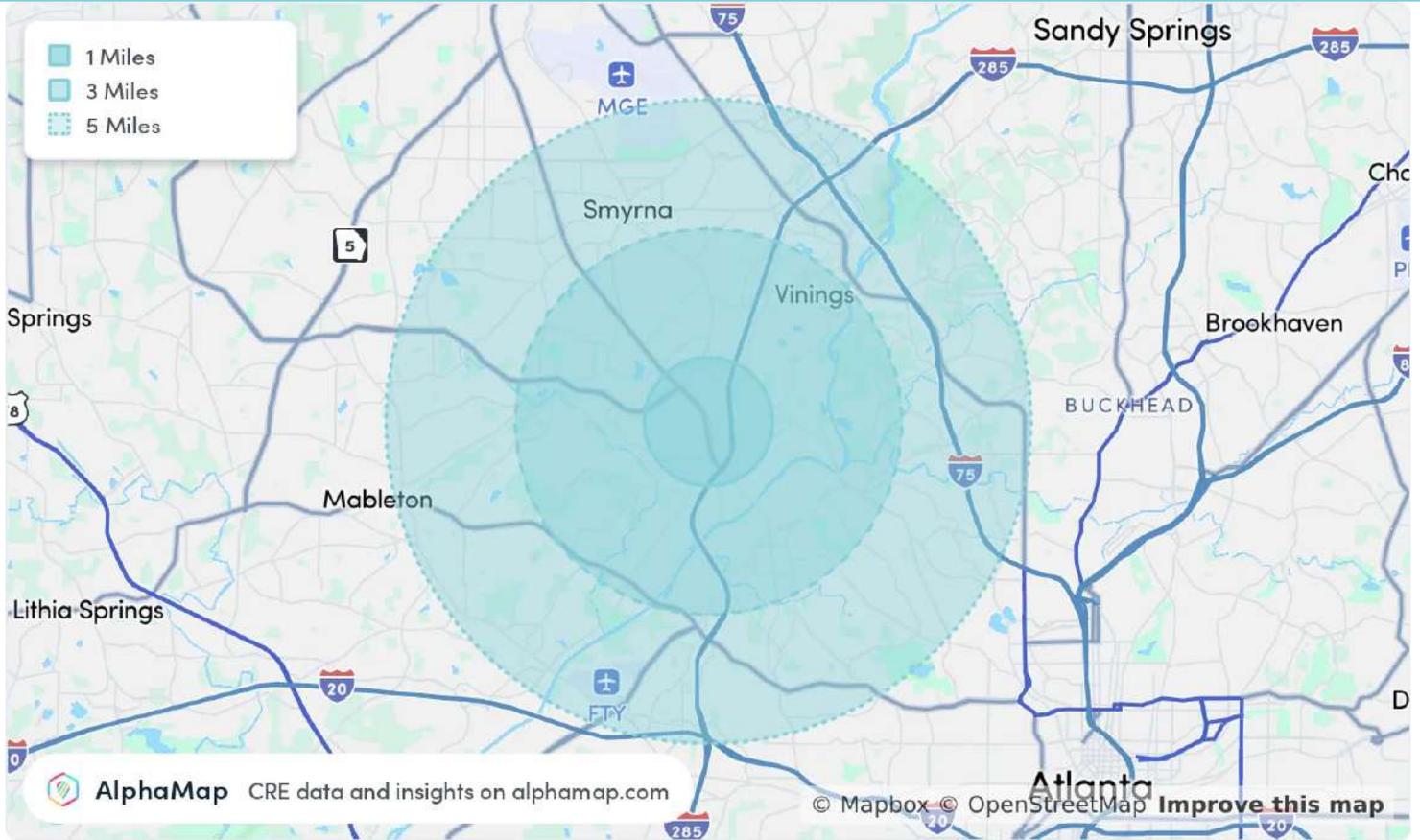
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,493	73,111	204,105
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	6,458	33,054	92,109
Persons per HH	1.9	2.2	2.2
Average HH Income	\$157,733	\$167,911	\$140,381
Average House Value	\$536,478	\$582,044	\$538,216
Per Capita Income	\$83,017	\$76,323	\$63,809

Map and demographics data derived from AlphaMap