

Legacy Academy
of Smyrna

Cooper Lake KinderCare

**.6 acres – 4390 South Cobb Drive
Smyrna, GA
Zoned Commercial**

Mike Cahalan | 678.429.1990
mcahalan@AtlantaLandGroup.com

KW Commercial Peachtree Road
804 Town Blvd – Suite A 2040
Atlanta, GA 30319
404-419-3500

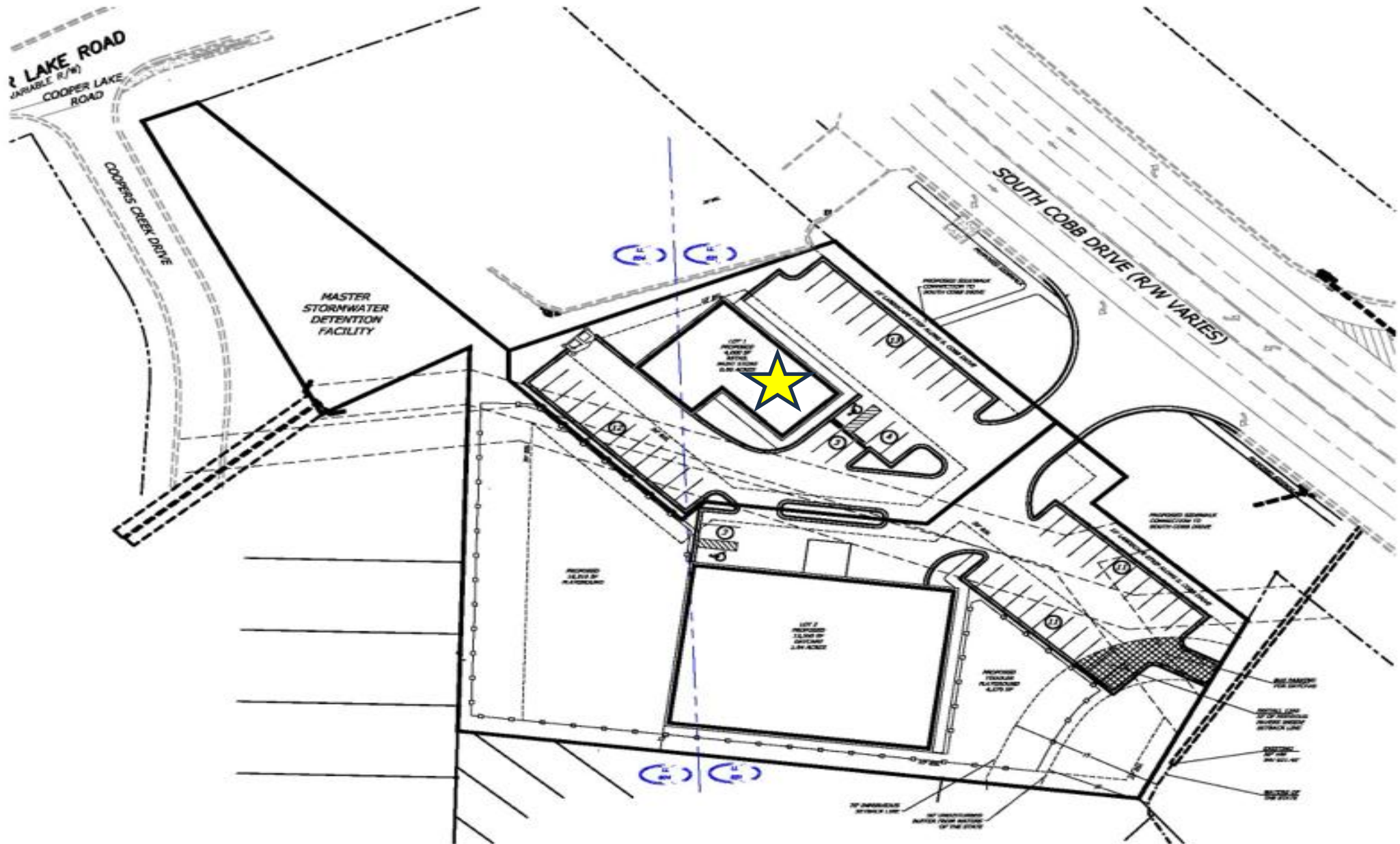
Executive Summary

- ✓ .6 Acre – Pad Ready Site – Zoned Commercial
- ✓ Busy South Cobb Drive location on the going to work side of the road
- ✓ City of Smyrna – Cobb County
- ✓ Property zoned R2 – City of Douglasville
- ✓ Site sits in the Academy Child Care complex
- ✓ Ideal Location for Coffee Franchise – Donut Franchise – Quick Lube Franchise
- ✓ Great visibility with complete access north of south on South Cobb Drive

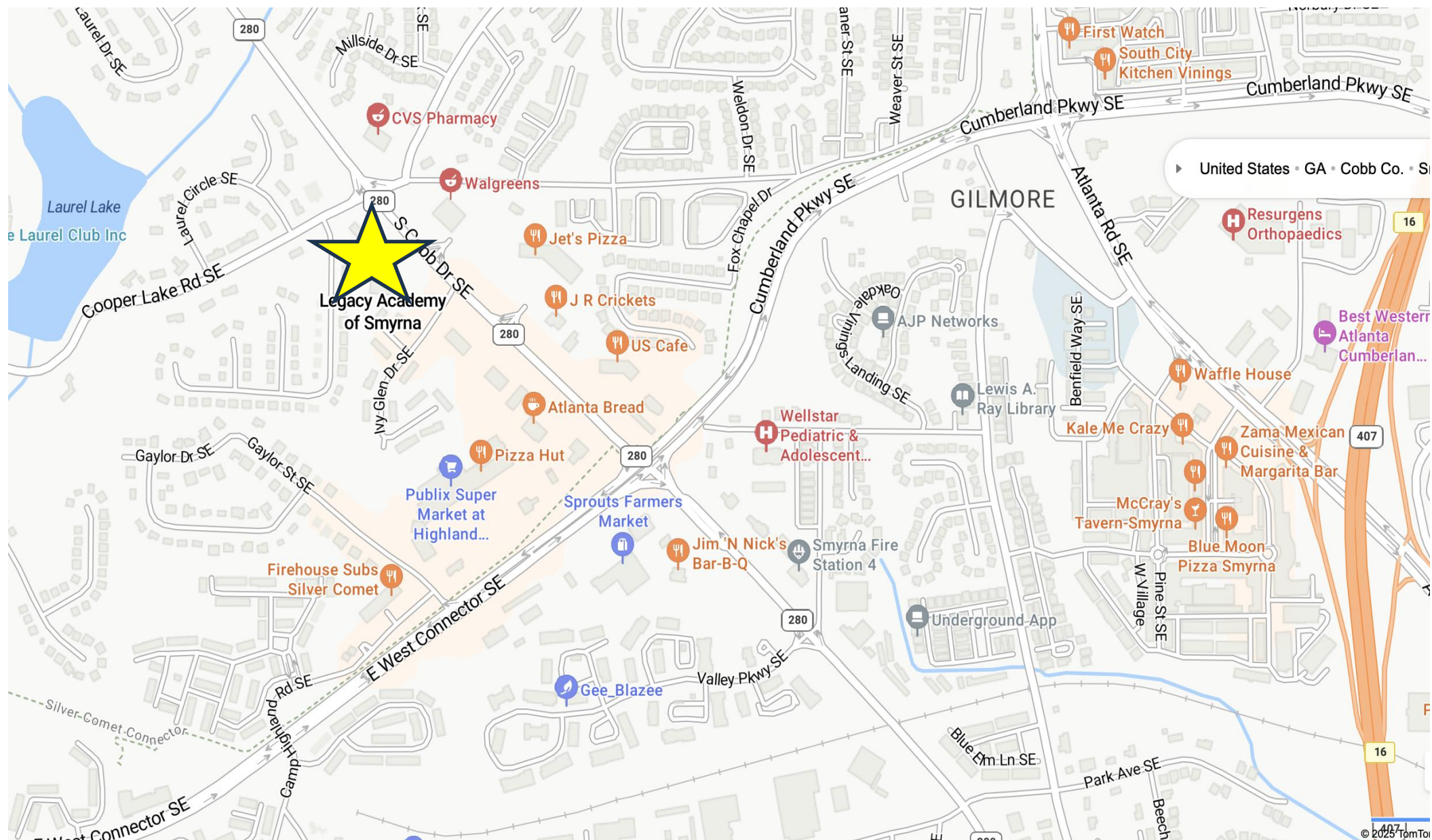
Property Overview

4390 South Cobb Drive – Smyrna, GA

- ✓ Parcel ID: 17062101010
- ✓ Zoned: Commercial – Highway Business
- ✓ Parcel: Pad Ready – share underground detention – water / sewer
- ✓ County: Cobb
- ✓ City: City of Smyrna
- ✓ Offering Price: \$750,000



Aerial Map



Demographics – 1 Mile



Demographic and Income Profile

4390 S Cobb Dr SE, Smyrna, Georgia, 30080 2
4390 S Cobb Dr SE, Smyrna, Georgia, 30080
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.84640
Longitude: -84.50564

Summary	Census 2010	Census 2020	2024	2029
Population	9,530	11,576	12,407	12,696
Households	4,557	5,384	5,753	5,930
Families	2,317	2,916	3,008	3,077
Average Household Size	2.06	2.13	2.13	2.12
Owner Occupied Housing Units	2,683	3,233	3,432	3,635
Renter Occupied Housing Units	1,874	2,151	2,321	2,295
Median Age	37.9	39.7	39.9	41.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.46%	0.61%	0.38%	
Households	0.61%	0.86%	0.64%	
Families	0.45%	0.75%	0.56%	
Owner HHs	1.16%	1.32%	0.97%	
Median Household Income	2.46%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	166	2.9%	123	2.1%
\$15,000 - \$24,999	132	2.3%	87	1.5%
\$25,000 - \$34,999	163	2.8%	118	2.0%
\$35,000 - \$49,999	322	5.6%	254	4.3%
\$50,000 - \$74,999	864	15.0%	773	13.0%
\$75,000 - \$99,999	676	11.8%	686	11.6%
\$100,000 - \$149,999	1,103	19.2%	1,176	19.8%
\$150,000 - \$199,999	504	8.8%	597	10.1%
\$200,000+	1,825	31.7%	2,117	35.7%
Median Household Income	\$120,237		\$135,750	
Average Household Income	\$185,268		\$208,605	
Per Capita Income	\$86,841		\$98,486	

Demographics – 3 Miles



Demographic and Income Profile

4390 S Cobb Dr SE, Smyrna, Georgia, 30080 2
4390 S Cobb Dr SE, Smyrna, Georgia, 30080
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.84640
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Summary	Census 2010	Census 2020	2024	2029
Population	69,253	80,639	84,390	85,685
Households	32,437	36,777	38,389	39,144
Families	16,898	20,315	20,594	20,895
Average Household Size	2.13	2.18	2.19	2.18
Owner Occupied Housing Units	18,373	21,690	23,234	24,278
Renter Occupied Housing Units	14,064	15,087	15,155	14,866
Median Age	35.0	36.7	37.3	39.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.31%	0.61%	0.38%	
Households	0.39%	0.86%	0.64%	
Families	0.29%	0.75%	0.56%	
Owner HHs	0.88%	1.32%	0.97%	
Median Household Income	2.60%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	891	2.3%	661	1.7%
\$15,000 - \$24,999	1,014	2.6%	650	1.7%
\$25,000 - \$34,999	1,135	3.0%	782	2.0%
\$35,000 - \$49,999	2,174	5.7%	1,679	4.3%
\$50,000 - \$74,999	6,071	15.8%	5,176	13.2%
\$75,000 - \$99,999	5,251	13.7%	5,063	12.9%
\$100,000 - \$149,999	7,863	20.5%	8,480	21.7%
\$150,000 - \$199,999	4,529	11.8%	5,550	14.2%
\$200,000+	9,461	24.6%	11,102	28.4%
Median Household Income	\$112,516		\$127,933	
Average Household Income	\$161,397		\$183,461	
Per Capita Income	\$73,730		\$84,194	

Demographics – 5 Miles



Demographic and Income Profile

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4390 S Cobb Dr SE, Smyrna, Georgia, 30080
Ring: 5 mile radius

Prepared by Esri
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Longitude: -84.50564

Summary	Census 2010	Census 2020	2024	2029
Population	175,891	202,917	214,741	222,871
Households	76,344	89,855	95,821	100,611
Families	41,461	48,494	49,944	51,940
Average Household Size	2.30	2.25	2.23	2.21
Owner Occupied Housing Units	39,256	44,409	48,698	51,220
Renter Occupied Housing Units	37,088	45,446	47,123	49,391
Median Age	33.3	34.8	35.6	37.5
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.75%	0.61%	0.38%	
Households	0.98%	0.86%	0.64%	
Families	0.79%	0.75%	0.56%	
Owner HHs	1.01%	1.32%	0.97%	
Median Household Income	2.81%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	4,692	4.9%	3,927	3.9%
\$15,000 - \$24,999	3,824	4.0%	2,664	2.6%
\$25,000 - \$34,999	4,378	4.6%	3,354	3.3%
\$35,000 - \$49,999	7,687	8.0%	6,312	6.3%
\$50,000 - \$74,999	16,793	17.5%	15,370	15.3%
\$75,000 - \$99,999	12,514	13.1%	13,096	13.0%
\$100,000 - \$149,999	18,245	19.0%	21,452	21.3%
\$150,000 - \$199,999	10,125	10.6%	13,265	13.2%
\$200,000+	17,563	18.3%	21,171	21.0%
Median Household Income	\$95,092		\$109,211	
Average Household Income	\$136,825		\$156,362	
Per Capita Income	\$61,037		\$70,578	



Mike Cahalan, Associate Broker
Atlanta Land Group
mcahalan@atlantalandgroup.com
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