

For Sale

Rezoned & Approved
Development Site



±5,750
Households
(1-mile)

S Cobb Dr

280

Windy Hill Rd

±33,500 VPD

±23,600 VPD

WAFFLE
HOUSE



Walgreens

Ideal Tropical
Foods



±1.23 Acres
Zoned NRC

Benson Poole Rd SE

Handy Dandy
Car Wash

Convenience Store + Fuel Sales

2338 Benson Poole Road SE • Smyrna, GA 30082



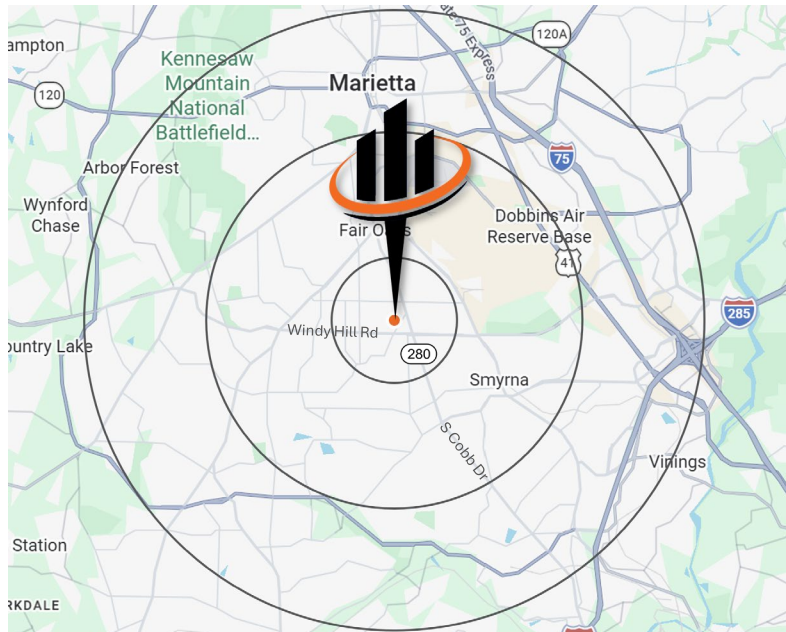
Approved Convenience Store + Fuel Sales Entitlement



Rezoned Development Site
2338 Benson Poole Road SE
Smyrna, GA 30082

Offering Summary

Market	Cobb County Cumberland/Galleria
Land Size	±1.23 Acres
Parcel ID	17-0302-0-023-0
Zoning	NRC (Neighborhood Retail Commercial)
Approved Use	Convenience store with fuel sales
Frontage	Benson Poole Rd (just off South Cobb Dr & Windy Hill Rd)



Demographics



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	15,941	91,458	258,747
2030 Projection	16,498	94,203	267,265
Median Age	35.1	36.2	37.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	5,748	35,386	107,931
Persons Per HH	2.7	2.5	2.3
Average HH Income	\$95,888	\$104,293	\$113,816
Median Home Value	\$348,089	\$384,773	\$423,029



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