

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

O'Reilly
AUTO PARTS

CAPTAIN D'S
SEAFOOD KITCHEN

Ridgecrest Rd

S Cobb Dr

280

30,200 AADT

FOR SALE OR GROUND LEASE

3405 S Cobb Drive

Smyrna, GA



3405 S Cobb Drive

Smyrna, GA 30080



\$1,650,000

Price

1.74 AC

Available

Contact Broker

Rate

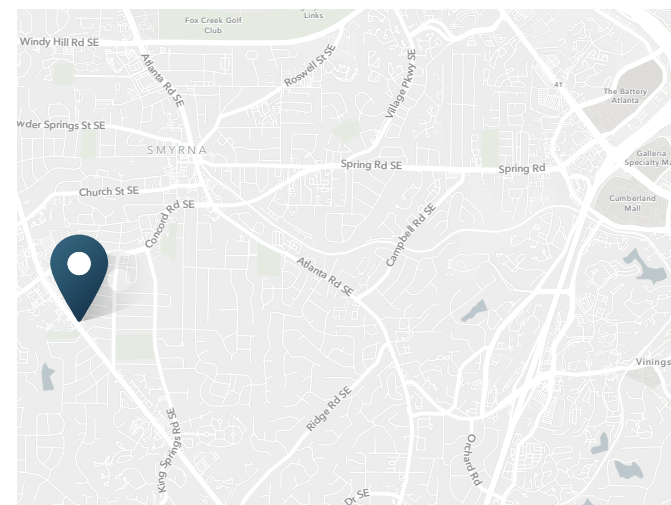
ABOUT THE PROPERTY

- Former church site near new Kroger at Crossings Shopping Center.
- 30,200 VPD in front of site.
- Can subdivide property for 2 pads.
- Prominent visibility and access to site in newly developing corridor south of S Cobb Dr and Concord Rd SE

JOIN THESE RETAILERS



REGIONS







3405 S Cobb Drive

Smyrna, GA 30080



FORESITE
group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

PROJECT DATA (064.145)

3405 SOUTH COBB DRIVE
SMYRNA - COBB COUNTY, GA 30082

SITE DATA

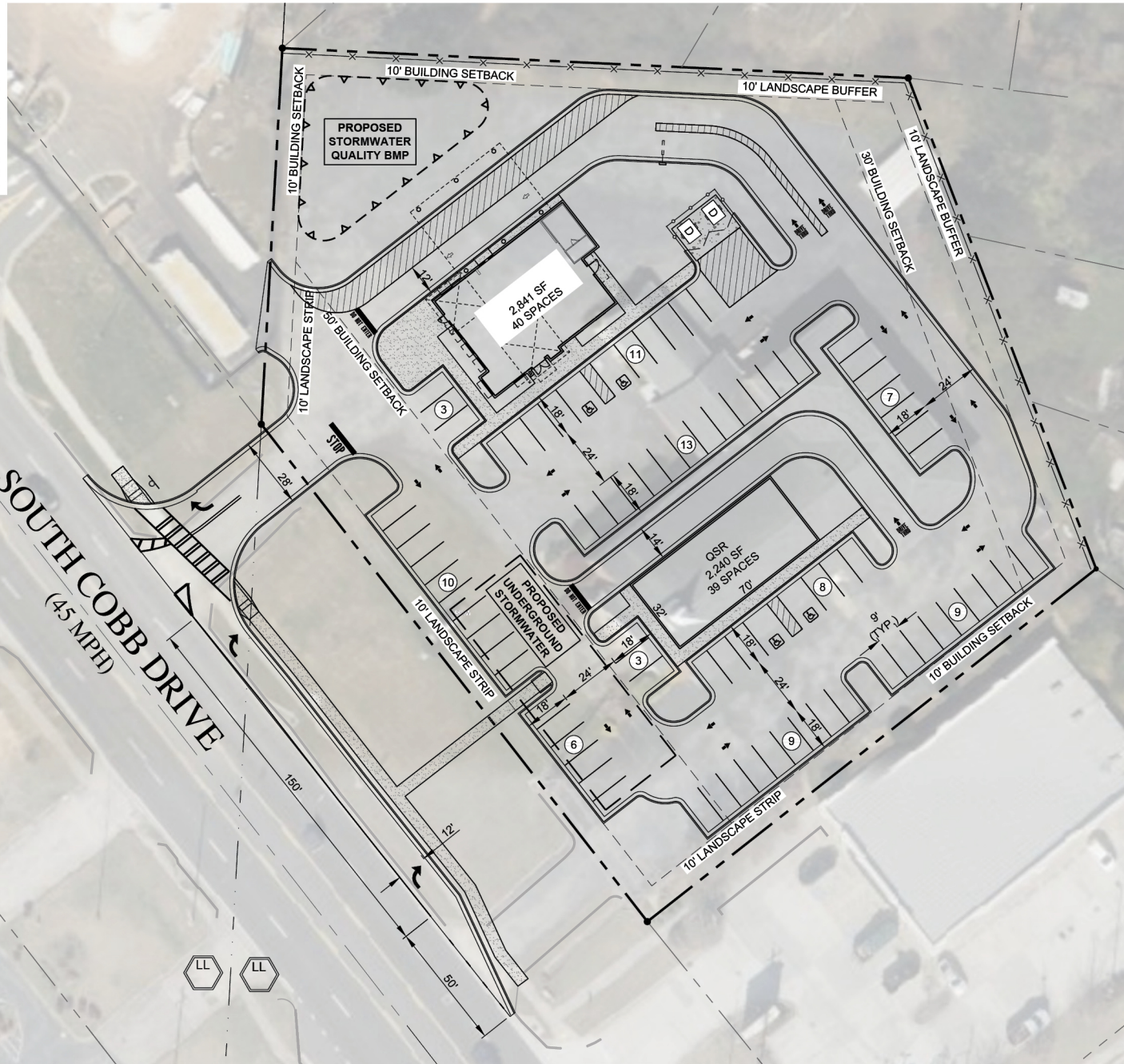
TOTAL SITE AREA 1.75 AC.

BUILDING DATA

BUILDING AREA 2,841 SF
OSR BUILDING AREA 2,240 SF

PARKING DATA

PARKING REQUIRED (1 PER 1,000 SF) 50 SPACES
PARKING PROVIDED 79 SPACES



1" = 40'
0 20' 40'
SCALE IN FEET



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2022 Estimated Population	10,681	98,530	242,860
2027 Projected Population	10,754	99,779	248,621
Projected Annual Growth Rate 2022 to 2027	0.14%	0.25%	0.47%

Daytime Population

2022 Daytime Population	9,117	88,941	285,486
Workers	4,244	44,898	177,371
Residents	4,873	44,043	108,115

Income

2022 Est. Average Household Income	\$118,991	\$113,169	\$109,026
2022 Est. Median Household Income	\$86,201	\$79,577	\$76,556

Households & Growth

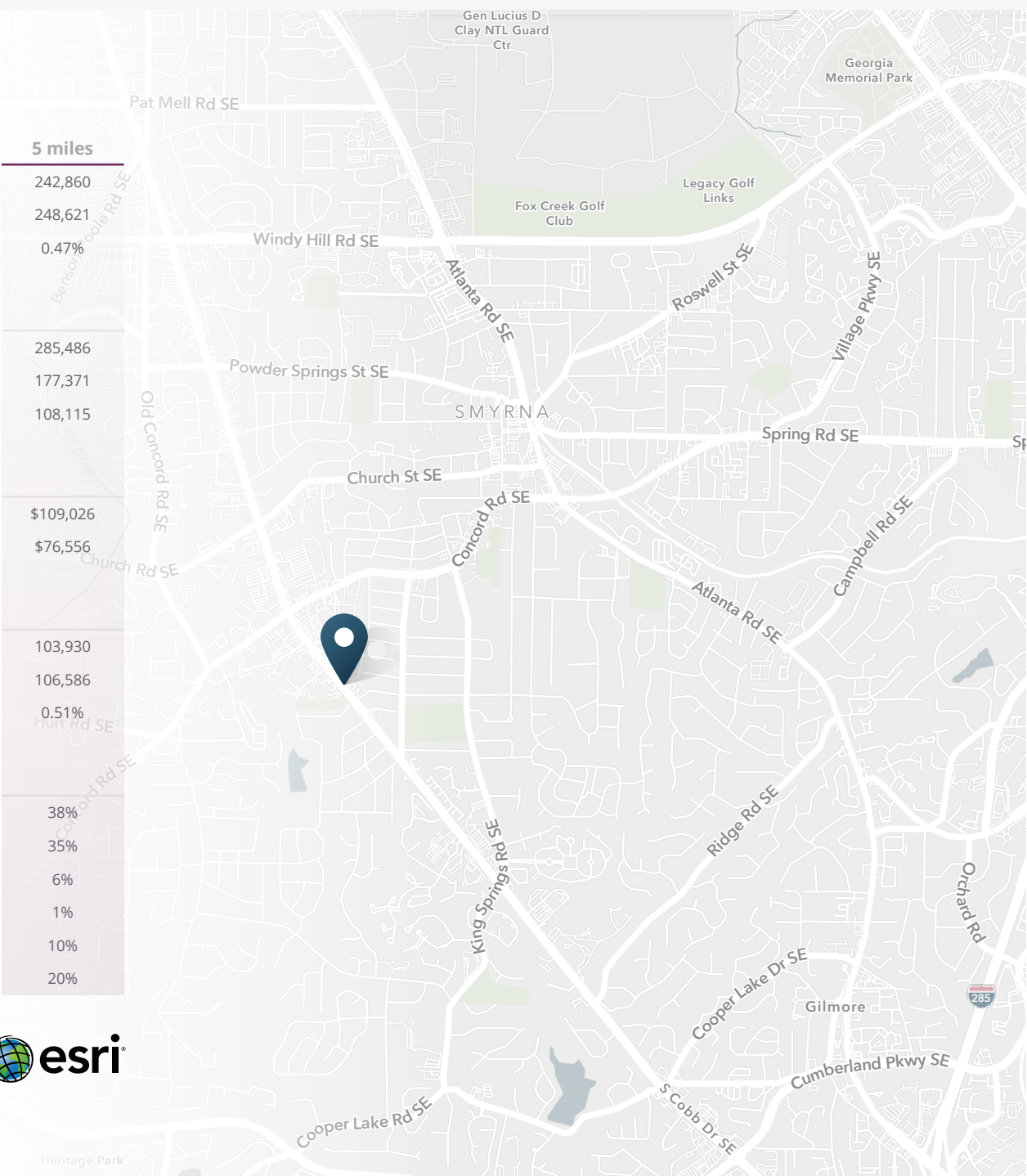
2022 Estimated Households	4,440	41,649	103,930
2027 Estimated Households	4,466	42,164	106,586
Projected Annual Growth Rate 2022 to 2027	0.12%	0.25%	0.51%

Race & Ethnicity

2022 Est. White	55%	43%	38%
2022 Est. Black or African American	24%	29%	35%
2022 Est. Asian or Pacific Islander	5%	6%	6%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	5%	10%	10%
2022 Est. Hispanic	14%	21%	20%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners

3445 Peachtree Rd NE, Suite 950
Atlanta, GA 30326
404.231.2232

Stewart Preston

678.259.9569

stewart.preston@srsre.com

GA License No. 420929

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