

For Sale or Lease



Cumberland Pkwy

Atlanta Road

Oakdale Rd

Office / Retail Building

4384 SE Oakdale Road • Smyrna, GA30080



SVN | Second Story is pleased to present for sale or lease this professionally renovated free-standing building within the desirable Cumberland/Galleria submarket. Positioned along Oakdale Road with convenient connectivity to Atlanta Road, South Cobb Drive, the East-West Connector, I-285, and I-20, the property benefits from strong regional accessibility and proximity to major employment, medical, retail, and entertainment destinations including The Battery Atlanta and Truist Park.

The property features a functional layout with private offices, open work areas, conference space, and support rooms adaptable to a variety of professional uses. Additional features include approximately 20 on-site parking spaces, efficient utility infrastructure, and potential plug-and-play occupancy with select existing furniture anticipated to remain. Zoned General Commercial, the site supports a broad range of office, medical, and service-oriented uses while offering future repositioning flexibility for investors or owner-users.



**4384 SE Oakdale Road
Smyrna, GA 30080**



The Offering

Sale Price	\$625,000
Lease Rate	\$18.50 PSF MG

Property Summary

Market Area	Cumberland/Galleria Cobb County
Building Size	±2,062 SF
Occupancy	Vacant
Year Built	1958 Renovated 2000
Lot Size	±1.02 AC
Parking	20 Spaces 9.0 per 1,000 SF
Zoning	GC (General Commercial) City of Smyrna



Property Highlights

Cumberland/Galleria Submarket

- Desirable Smyrna location near major employment and retail destinations

Strong Regional Access

- Convenient connectivity to Atlanta Road, South Cobb Drive, East-West Connector, I-285, and I-20

Flexible Commercial Zoning

- Supports a broad range of office and service-oriented uses

Functional Layout

- Mix of private offices, open workspace, conference rooms, and support areas

Renovated Professional Environment

- Extensive renovations completed for engineering/architecture occupancy

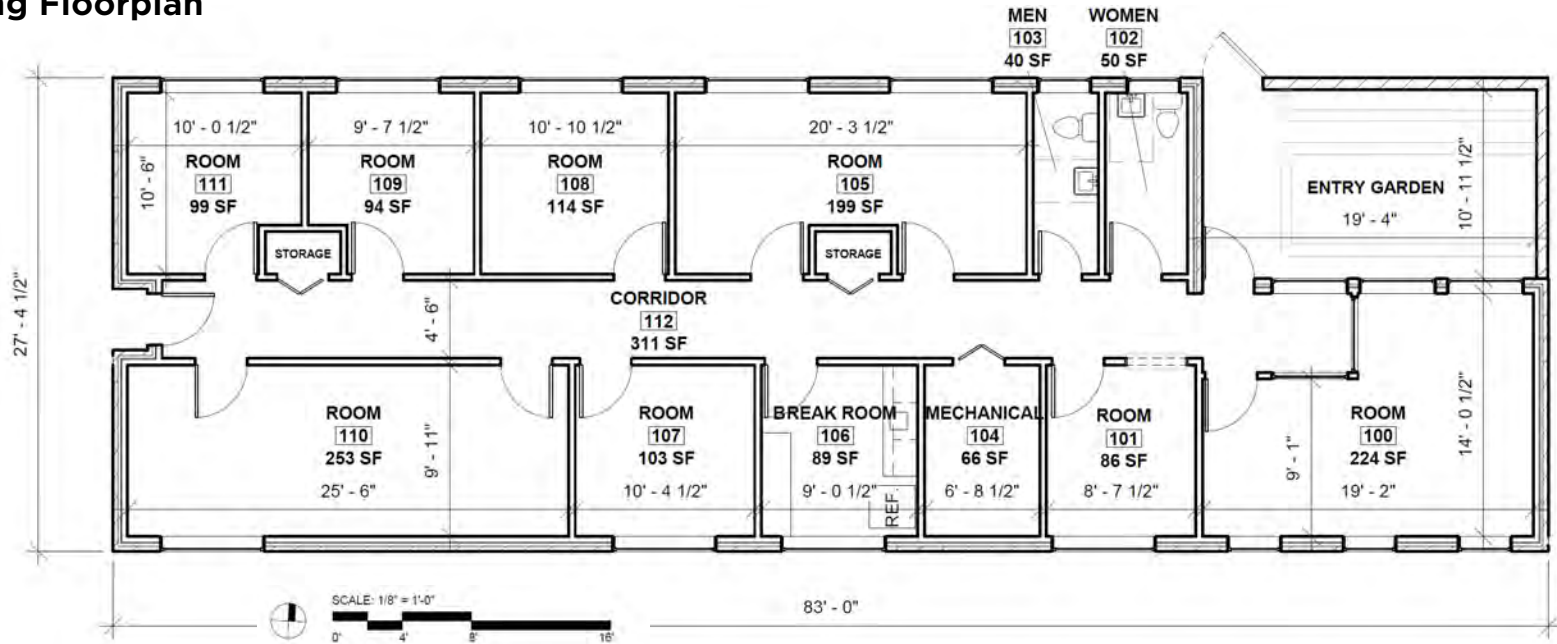
Plug-and-Play Opportunity

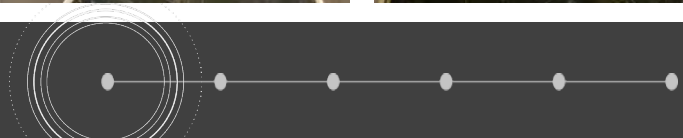
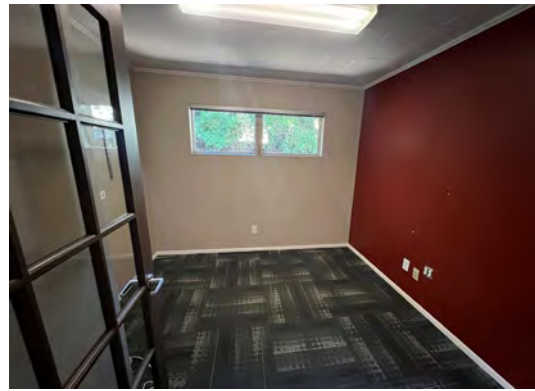
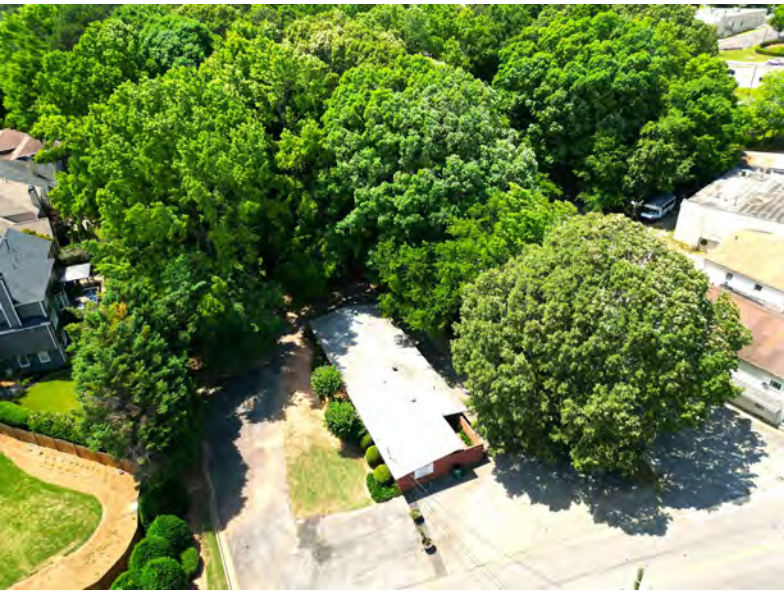
- Select existing furniture anticipated to remain

Surrounded by Demand Drivers

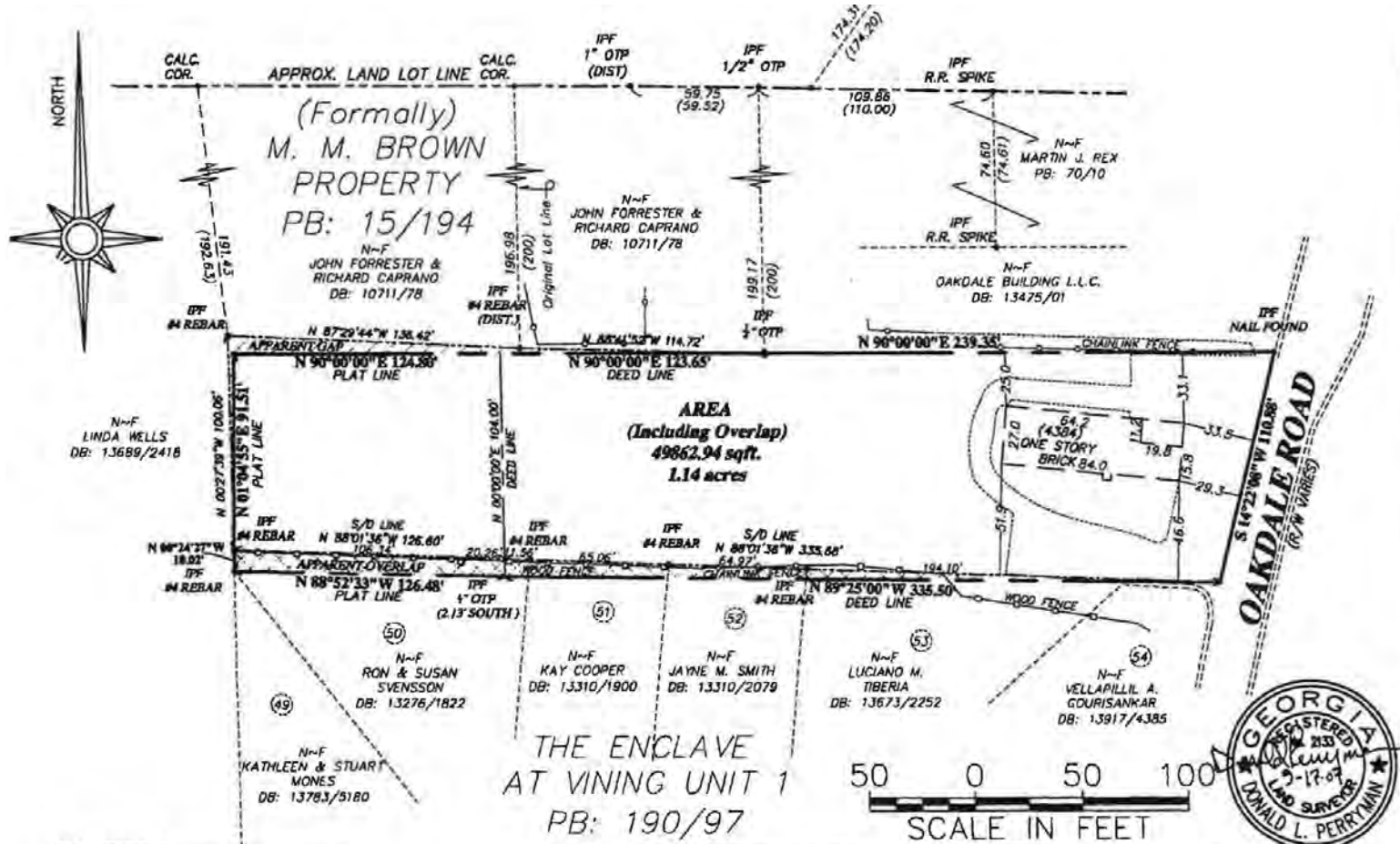
- Near medical, office, retail, and entertainment destinations including The Battery Atlanta and Truist Park

Building Floorplan





Site Survey



PLAT REFERENCE:
Plat of survey for Larry P. Kay prepared by
ALTA Surveying, Inc. dated: 9/24/97

Plat of survey for the property of
Mrs. M. M. Brown Prepared by
Albert L. Clay Cobb County Surveyor
Date: 4/12/57
PB: 15/194

DEED REFERENCE:
Lawrence P. Kay & Marilyn G. Kay
DB: 10680/121

Filed in office 9-19-07
PTOK 265 pg. 65
Jaye C. Stephenson Clerk
CFN# 2007 048128

LEGEND	
IPF Iron Pin Found	FH Fire Hydrant
RB Rebar	WV Water Valve
CTP Closed Top Pipe	WM Water Meter
OTP Open Top Pipe	GM Gas Meter
CMF Concrete Monument Fnd	CO San. Cleanout
DI Drop Inlet	CS San. Sewer Manhole
JB Junction Box	SS—San. Sewer Line
CB Catch Basin	PP Power Pole
CMF Corrugated Metal Pipe	LP Light Pole
RCP Reinforced Concrete Pipe	— Guy Wire
● Monitoring Well	— Overhead Power Line
■ U.G. Tank Access	— Fence Line

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

FIELD CLOSURE: 1'/47,157'
ANG. ERROR: 04"/ANG. PT.
ADJUSTED BY: LEAST SQUARES
EQUIPMENT USED: TOPCON GTS-303
W/ MCV DATA COLLECTOR
PLAT CLOSURE: 1'



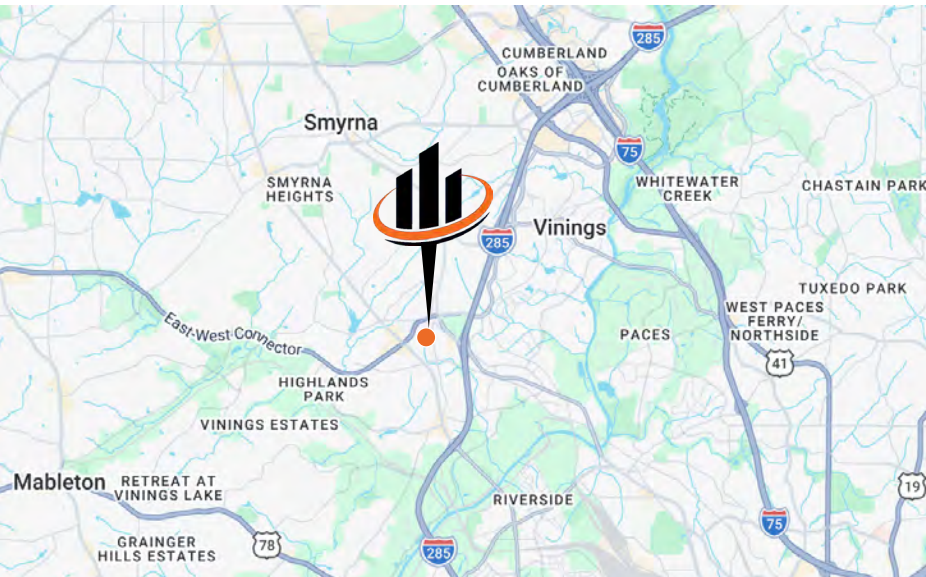
SURVEY FOR:
LARRY KAY

LOCATED IN LAND LOT # 15 SECTION 17 RANGING CROSS COUNTY, CITY OF ATLANTA	DATE
REVISONS	
NO. REV.	REVISION
DATE	SCALE
DATE	FIELD DATE
SURVEYS PLUS, INC. 2305 SOUTH COUNTRY DR., S.E. ATLANTA, GEORGIA 30329 PHONE: (770) 444-8728 FAX: (770) 444-8728	
#3896	

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,035	84,343	215,089
2030 Projection	14,516	87,089	222,418
Median Age	40.7	39.0	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,936	39,730	96,614
Persons Per HH	2.0	2.1	2.2
Average HH Income	\$162,096	\$148,152	\$130,880
Median House Value	\$622,365	\$536,512	\$477,460





EXCLUSIVELY LISTED BY:

Jake Creviston
Senior Brokerage Advisor
770.557.5206
j.creviston@svn.com



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