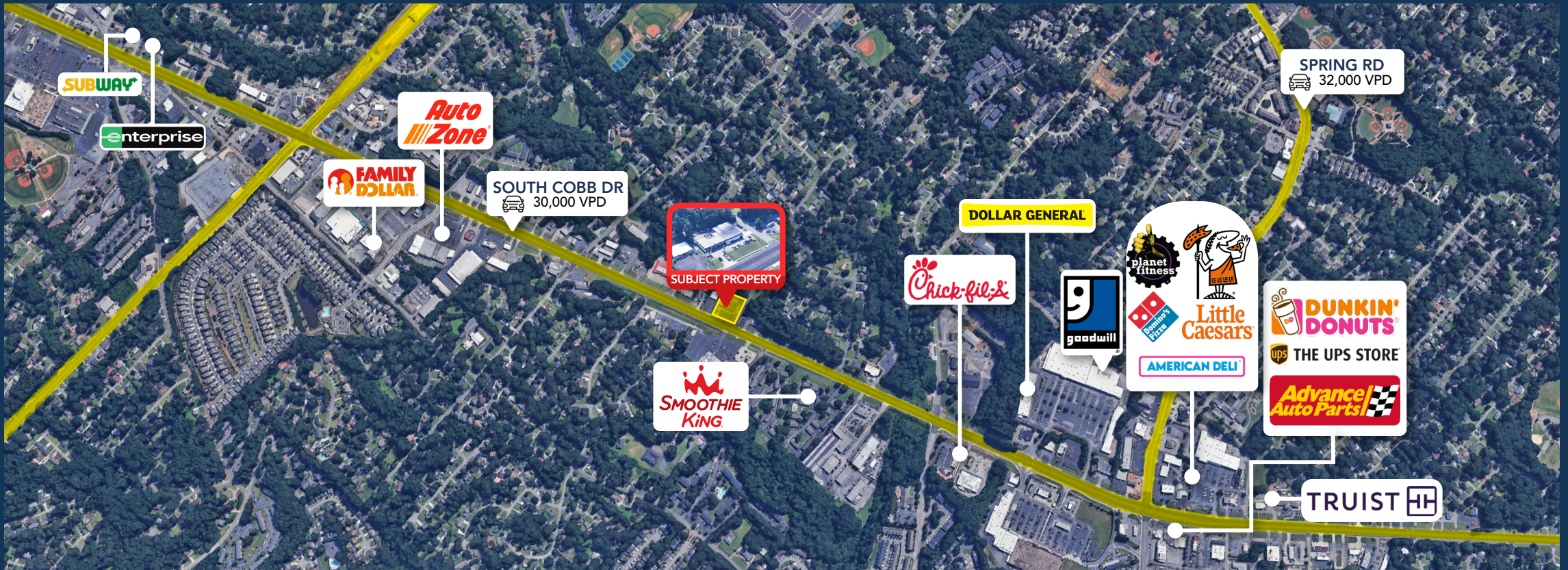
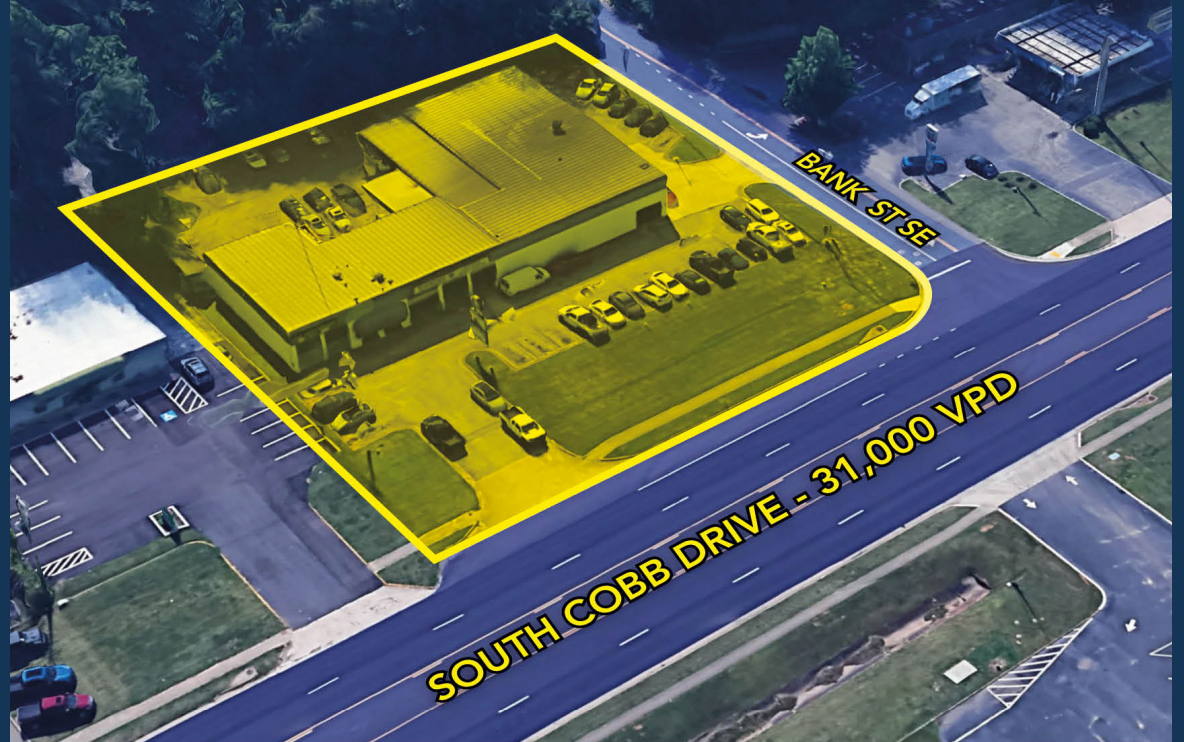


FOR SALE OR LEASE

2849 S COBB DR SE, SMYRNA, GA 30080



SITE INFORMATION

- **Pricing:** Contact Broker
- **Square Footage:** 10,450 SF
- **Acreage:** 0.82 AC
- **Parking:** 27 Parking Spaces (2.86/1,000 SF)
- **Notes:**
 - » Corner lot
 - » Two points of ingress/egress
 - » Zoning: GC
 - » Year Built: 1985
- **Demographics:**
 - » Population counts within 5-miles exceed 259,488, with a median household income of \$87,868.

PROPERTY HIGHLIGHTS

- **Traffic Counts:**
 - » South Cobb Dr: 31,000 VPD
- **Building:**
- Multi-tenant auto-service building, comprised of 3 suites:
 - » **Suite 1 (±1,700 SF):** 1 double bay + 1 single bay
 - » **Suite 2 (±3,000 SF):** 3 single bays
 - » **Suite 3 (±5,750 SF):** 3 bays w/ paint booth
- **Strategic Location:**
 - » Located at the corner of S. Cobb Drive & Bank Street SE, within the Smyrna/Southeast Cobb retail corridor, with proximity to I-75, Veterans Memorial Highway, and Downtown Smyrna. Nearby national retailers include Publix, Chick-fil-A, Kroger, CVS, Starbucks, and Walgreens.



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