

Former Trade School / Educational Facility

2140 S Cobb Dr, Atlanta, GA 30080



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PARTNERS**



For more information contact: **Bart Lester** | blester@oakrep.com | (404) 275-5822

Property Overview

2140 South Cobb Drive presents a rare opportunity to secure a 44,858 SF second-generation educational facility with excellent visibility and access along one of Smyrna's most heavily traveled corridors. Well positioned for a player in the educational space, the property contains over 20 classrooms, a dental lab, a welding lab and administrative offices. In addition, the premises include the usage of prominent signage panels at the top of Cobb Center's pylon sign, allowing the ability to establish a strong brand presence in the market.

The property is surrounded by continued residential growth and major mixed-use destinations, positioning the property at the center of a rapidly expanding and family-oriented trade area. The surrounding neighborhoods and new housing developments are driving sustained population growth, creating a strong and consistent demand for quality educational services. This location offers a unique opportunity for schools, tutoring centers, childcare providers, and specialized learning programs to establish a highly visible and accessible presence within one of Cobb County's most dynamic corridors.



HIGHLIGHTS

- » 44,858 SF standalone, single-tenant building with full site control
- » Prominent frontage on South Cobb Drive with exceptional visibility
- » High traffic counts (30,800 VPD) driving consistent daily exposure
- » Dedicated parking for customers and employees
- » Excellent ingress/egress with easy access points
- » Immediate access to I-285 & I-75
- » Strong demographics with dense surrounding population
- » Close proximity to major retail and entertainment hubs
- » Ideal for flagship or destination-oriented users

Site Plan



Location Aerial



Smryna - Where Growth is Happening

Proximate to Smyrna's Key Economic Driver: 2 miles west of Dobbins Air Reserve Base, which is the largest multi-service reserve training base in the world, supporting 10,000 guardsmen and reservists from four military branches. Approximately 2,500 Air Force reservists and civilians as well as 2,000 Marine Corps and Army reservists are stationed at the base. Lockheed Martin maintains a presence on the base through Air Force Plant #6, a 74-acre building used for the production of C-130 Hercules and P-3 Orion aircraft that employs approximately 6,000 people.

The Atlanta Braves \$1+ billion stadium (SunTrust Park) and signature mixed- use development (The Battery) sits on more than 90 contiguous acres less than 5 miles southeast of the subject property. The development totals 1 million square feet of retail, restaurant, residential, hotel and office space.

Dominant Retail & Commercial Corridor: Situated directly adjacent to International Academy of Smyrna, a charter school with current enrollment of 960 students, and within the Cobb Center Shopping Center, which is anchored by a regional grocery operator and occupied by other tenants including Payless ShoeSource, Taco Bell and Burger King. Other major retailers in the immediate vicinity include Walgreens, Rite Aid, Advance Auto Parts, Bank of America, Family Dollar, Firestone Complete Auto Care, NAPA Auto Parts, Public Storage, Enterprise Rent-a-Car, Wendy's, Checker's, Smoothie King, Subway and QuickTrip, among others. In total, there are 5.1 MSF of retail, 2.0 MSF of office, 4.5 MSF of industrial space, and 12,371 multifamily housing units within a 3-mile radius.



Interior Photos



Interior Photos



Floorplan

