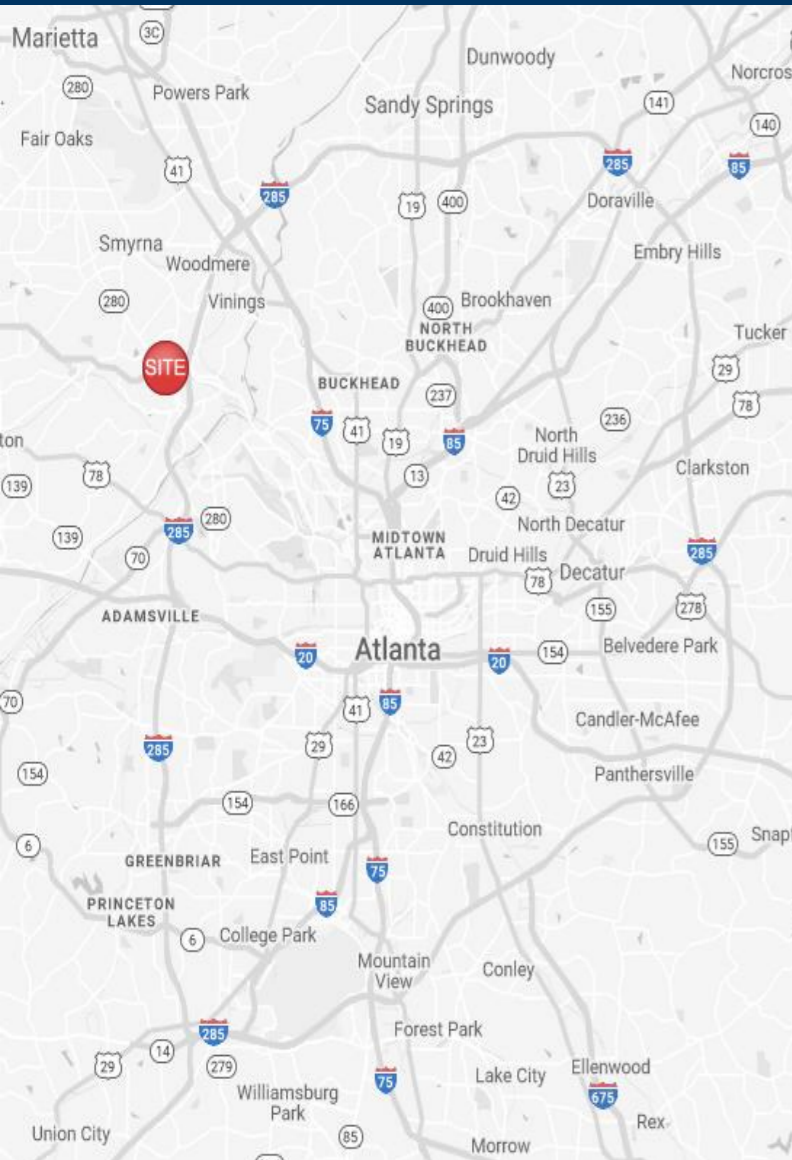


Shops of South Cobb

4585 S Cobb Dr. SE
Smyrna, GA 30080



Leasing Contacts

Marrissa Chanin
678-501-5341
Marrissa@riverwoodproperties.com

Allie Hodge
678-501-5342
ahodge@riverwoodproperties.com

Property Highlights

The Shops of South Cobb is an 8,044 SF shopping center located just south of the S Cobb Dr./East West Connector intersection. The site sits across from Sprouts Farmers Market and is just a quarter mile off of the busy I-285. The property has excellent ingress and egress, great visibility, high traffic counts, and substantial frontage on S Cobb Dr. With great exposure to more than 30,000 vehicles per day, this is an ideal location for any retailer.

Site Access: Property is accessible via curb cut on S Cobb Dr.

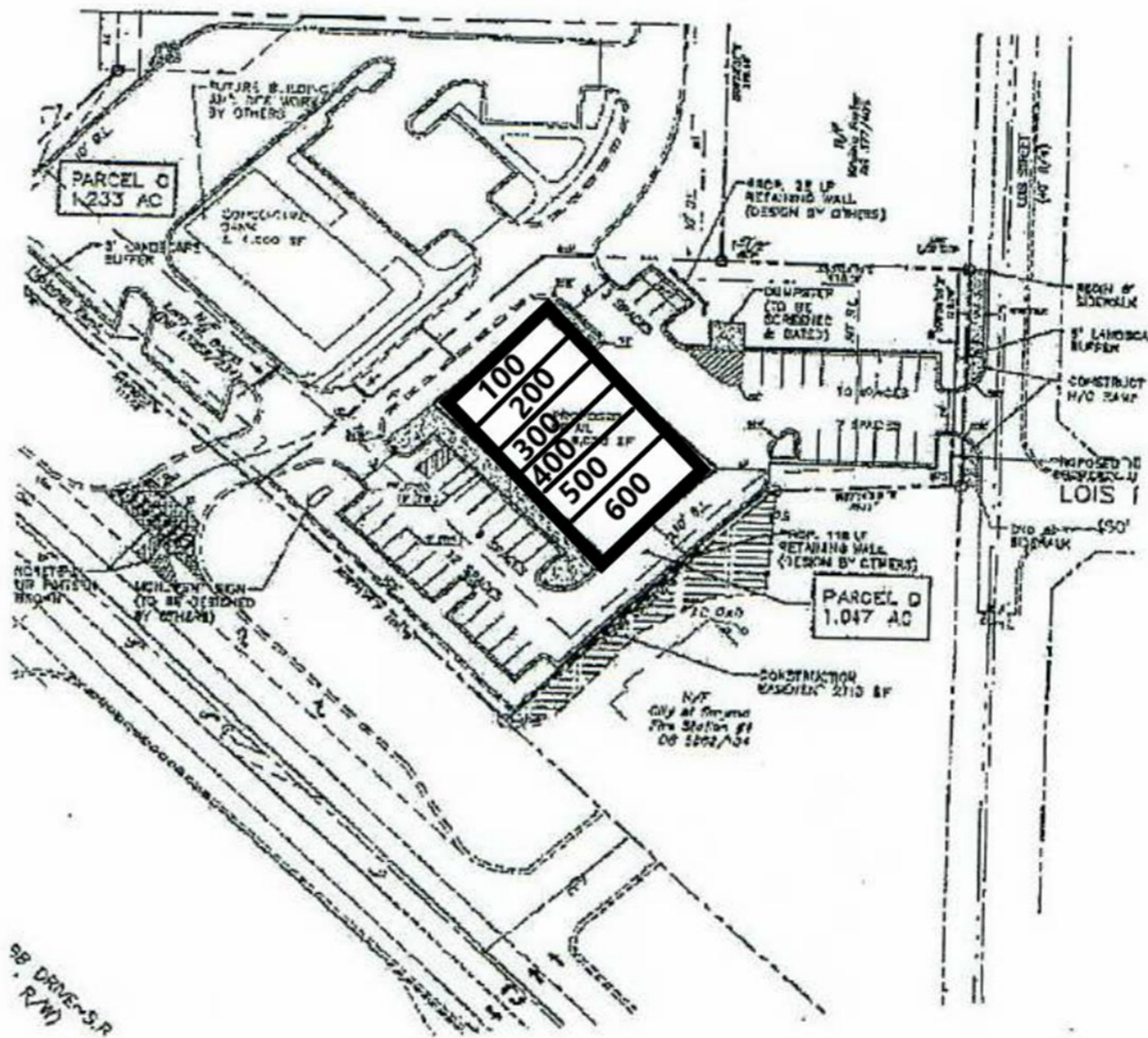
Shops of South Cobb

TENANTS

100	Michi Ru Asian Cuisine	1,387
200	Eye Level Learning Center	1,400
300	Vinings Pharmacy	1,750
400	AccuQuest Hearing Centers	1,265
500	Carolina Hemp Company	1,152
600	Jeremiah's Italian Ice	1,090

GLA: 8,044 SF

Availability: 100%



AREA DEMOGRAPHICS



2021
Population

1 MILE	13,972
3 MILE	71,879
5 MILE	206,568



2021 Daytime
Population

1 MILE	7,807
3 MILE	52,288
5 MILE	166,291



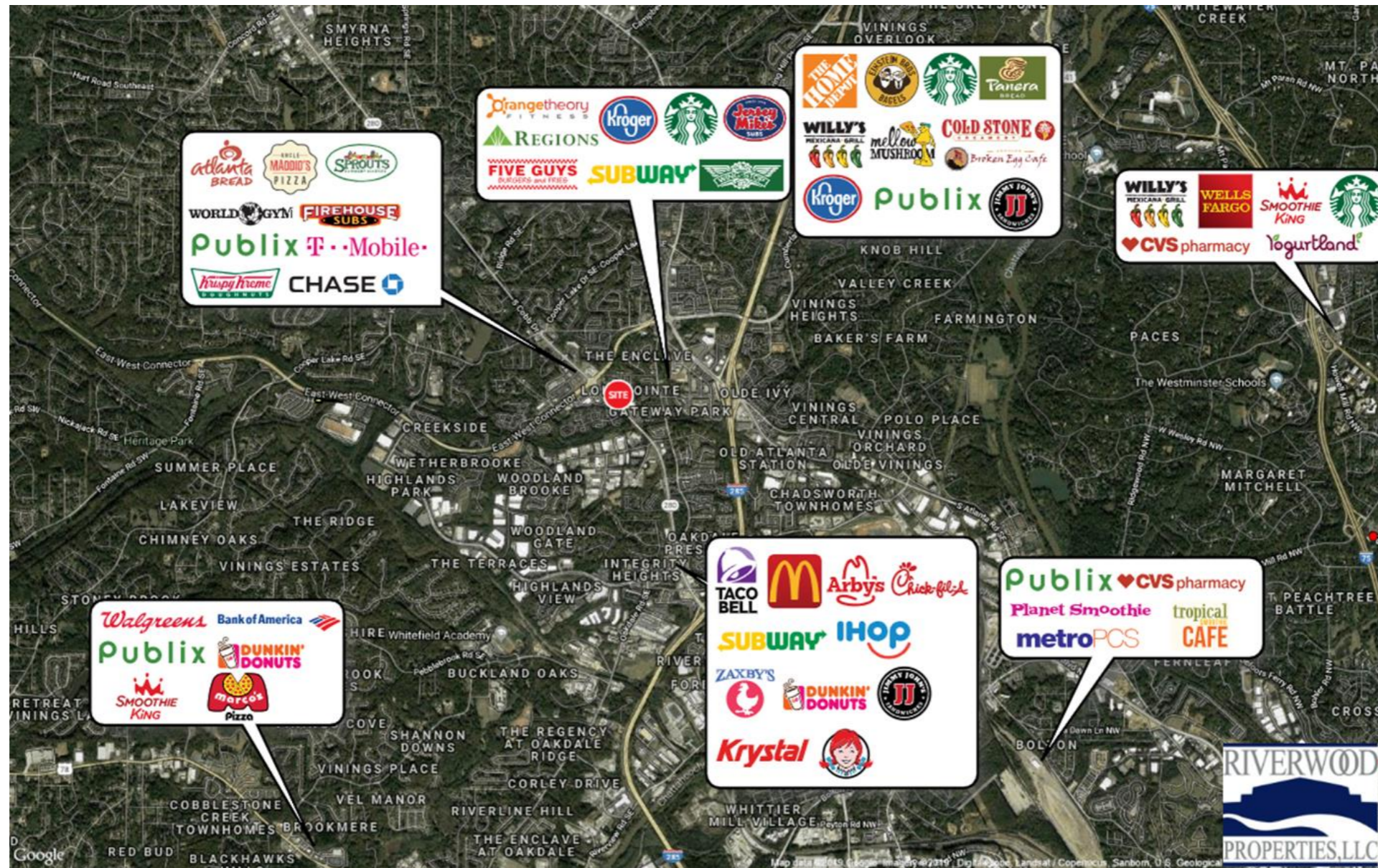
Household 2021

1 MILE	6,918
3 MILE	34,378
5 MILE	92,103



Household
Income

1 MILE	\$144,742
3 MILE	\$141,383
5 MILE	\$121,691



SHOPS OF SOUTH COBB

Trade Area Overview