

Smyrna, GA – Cobb County

1.5 Acres for Sale

Office/Retail Redevelopment

**1151 Concord Rd SE
Smyrna, GA 30080**



Property Features:

- 1.5 acres at signalized intersection of Concord Road and Dunton Street
- 230 linear feet frontage on Concord Road
- 21,920 vehicles per day on Concord Road
- Partially constructed 2-story steel frame structure totals 14,583 SF
- Flexible zoning: Central Business District

Access:

- 4 miles to I-285 via South Cobb Drive or Atlanta Road
- 5 miles to I-75 via Windy Hill Road
- 30 minutes to Hartsfield-Jackson Atlanta International Airport
- Served by the Cobb Community Transit (CCT) public bus transit system

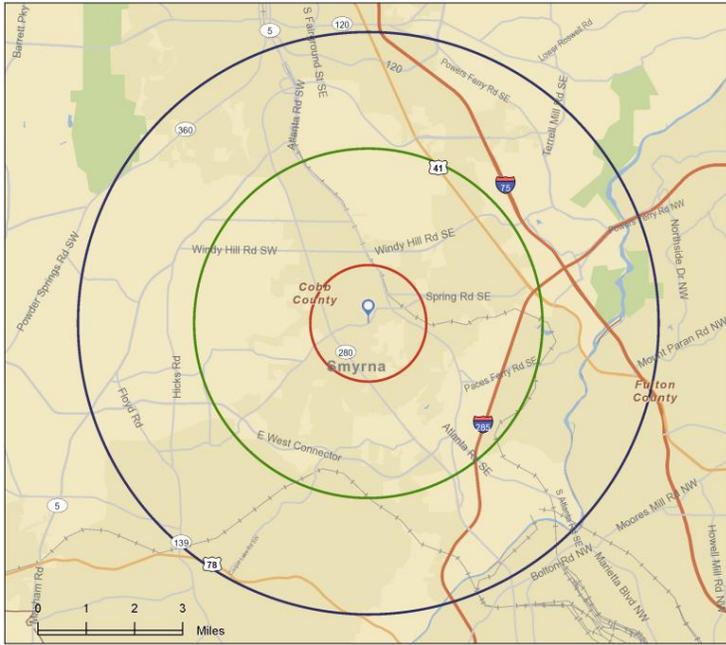
Contact:

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Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	9,852	91,757	222,902
Total Households	4,444	39,395	90,726
Avg HH Size	2.21	2.30	2.38
Median HH Income	\$59,878	\$62,938	\$62,891
Per Capita Income	\$32,299	\$33,374	\$32,751
Bachelor's degree or higher	-	-	40.3%



2010 demographics provided courtesy of NAI Brannen Goddard.