

4480 South Cobb Drive, Smyrna, GA 30080

Highland Station shopping center

Shop Space
Available for
Lease



LOCATION OVERVIEW



PROPERTY HIGHLIGHTS

- Available: 1,272 SF
- High volume Publix with robust sales generating strong daily traffic
- Visibility, frontage and exposure to over 80,600 vehicles per day via East-West Connector and South Cobb Drive
- Dense, affluent population with average household incomes exceeding \$118,000 within a 1-mile radius
- 3 access points including signalized intersection access via East-West Connector & Gaylor Street
- Pylon signage available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,154	72,597	193,402
Daytime Population Average	6,937	44,839	137,561
HH Income(\$)	\$118,713	\$110,548	\$92,638

EXCLUSIVE AGENT(S)

PATRICK BENTLEY • patrick@highpoint-realestate.com • 770-462-0055

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.



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SUITE	TENANT NAME	SF	SUITE	TENANT NAME	SF	SUITE	TENANT NAME	SF
Anchor	Publix	51,420 SF	J	Highland Dental Group	1,552 SF	5	Wings & Burger Factory	1,400 SF
A	Your Cleaners #1	1,300 SF	K	Dentistry for Children	4,500 SF	T	Sally Beauty	1,400 SF
B	Petco	5,200 SF	M	Cato	4,800 SF	U	Available	1,272 SF
E	Allcare Family Care	1,950 SF	O	Top Nails	2,700 SF	V	Great Clips	1,000 SF
G	GNC	1,200 SF	p	Brazilian Wax	1,050 SF	W	Bolivar Coffee	1,000 SF
H	The UPSStore	1,432 SF	Q	Pizza Hut	1,400 SF	X-Y	PT Solutions	3,400 SF
I	Addington Jewelers	997 SF	R	China Wok	1,400 SF	Z	Los Bravos	4,884 SF

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