

HIGHLAND STATION

4480 South Cobb Drive, Smyrna, GA 30080



**4,800 SF & 1,272 SF
Available For Lease**

PROPERTY HIGHLIGHTS

- Up to 4,800 SF (Suite M) available near Publix, can be demised
- 1,272 SF (Suite U) available inline
- 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
- National co-tenancy: Publix, PetCo, GNC, UPS Store, Sally Beauty, Great Clips

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

EXCLUSIVEAGENT(S)
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Highpoint
REAL ESTATE



Site Plan | 4480 South Cobb Drive, Smyrna, GA 30080

SUITE	TENANT	SF
A	Your Cleaners	1,300 SF
B	Petco	5,200 SF
E	Allcare Family Care	1,950 SF
G	GNC	1,200 SF
H	The UPS Store	1,432 SF
I	Addington Jewelers	997 SF
J	Highland Dental Group	1,552 SF
K	Dentistry for Children	4,500 SF
L	Publix	51,420 SF
M	Available 2/1/2027	4,800 SF
O	Top Nails	2,700 SF
P	Brazilian Wax	1,050 SF
Q	Pizza Hut	1,400SF
R	China Wok	1,400SF
S	Wings & Burger Factory	1,400 SF
T	Sally Beauty	1,400SF
U	Available	1,272 SF
V	Great Clips	1,000 SF
W	Bolivar Coffee	1,000 SF
X-Y	PT Solutions	3,400 SF
Z	Los Bravos	4,884 SF



Property Photo | 4480 South Cobb Drive, Smyrna, GA 30080

