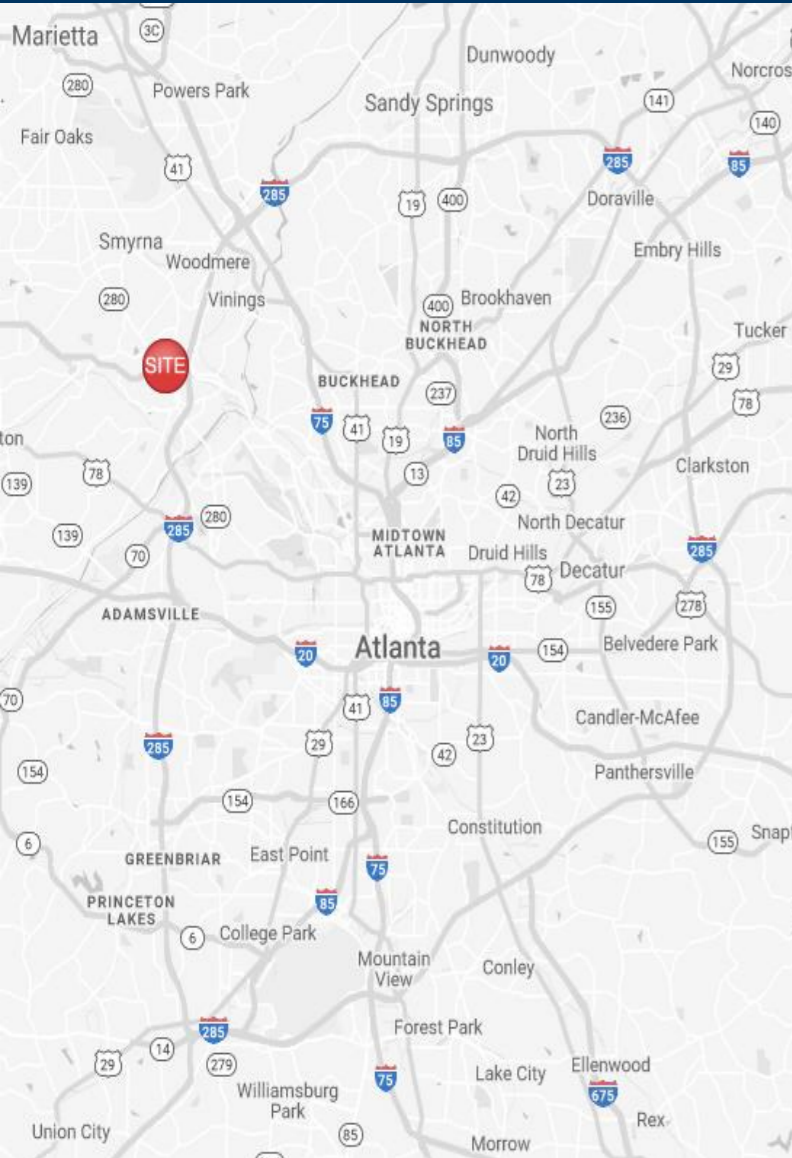


# Shops of South Cobb

4585 S Cobb Dr. SE  
Smyrna, GA 30080

RIVERWOOD  
PROPERTIES, LLC



## Leasing Contacts

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## 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 Drive.
- With great exposure to more than 30,000 vehicles per day, this is an ideal location for any retailer.
- Retail Space Available | 1,750 SF

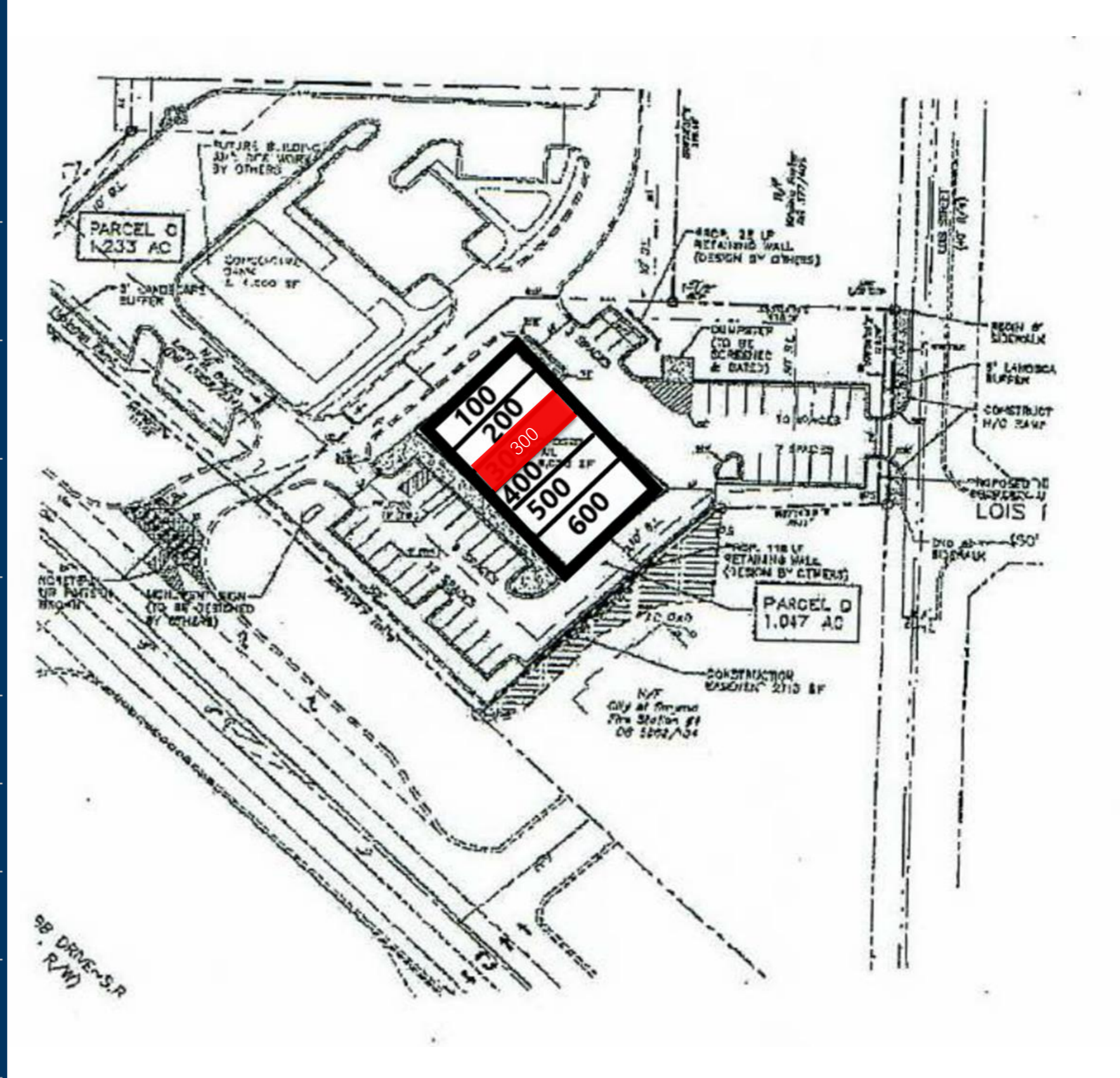
[riverwoodproperties.com](http://riverwoodproperties.com)

**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	Retail Space Available	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:		1,750 SF



# SHOPS OF SOUTH COBB

Site Plan

# AREA DEMOGRAPHICS



2023  
Population

1 MILE	13,910
3 MILE	76,128
5 MILE	215,608



2023 Daytime  
Population

1 MILE	7,499
3 MILE	53,164
5 MILE	191,748



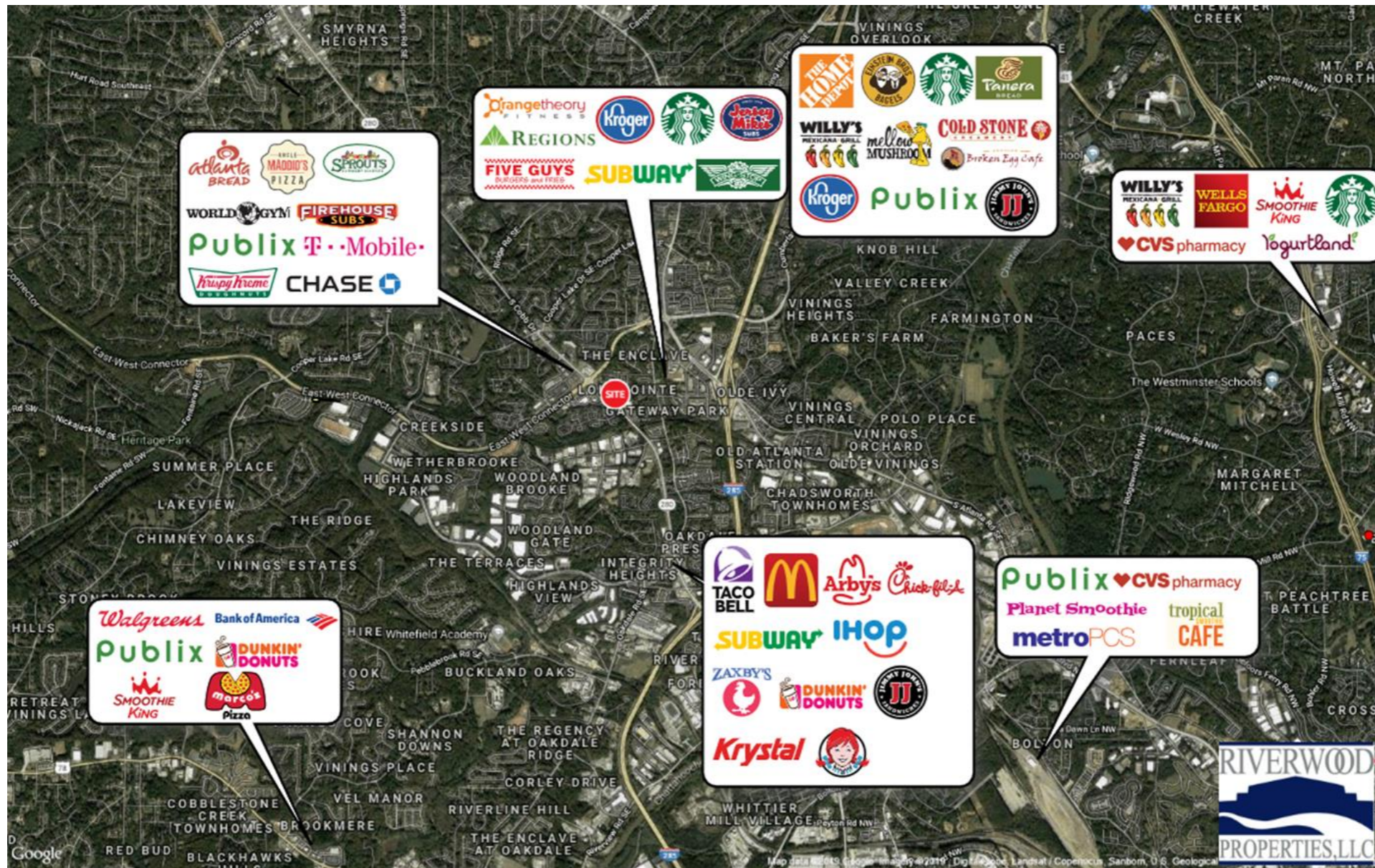
Household 2023

1 MILE	6,819
3 MILE	37,099
5 MILE	99,316



Household  
Income

1 MILE	\$176,836
3 MILE	\$171,233
5 MILE	\$144,549



## SHOPS OF SOUTH COBB

Trade Area Overview

