



THE PROMENADE

2440 Cobb Pkwy SE, Smyrna, GA 30080



DEMOGRAPHICS

1 MILE

14,997
Estimated population

22,234
Estimated daytime population

\$75,967
Average household income

7,147
Households

3 MILE

98,154
Estimated population

104,916
Estimated daytime population

\$103,406
Average household income

47,736
Households

5 MILE

212,227
Estimated population

157,873
Estimated daytime population

\$116,653
Average household income

92,854
Households

DRIVE TIME POPULATION

5 Min 12,524

10 Min 104,729

15 Min 304,993

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

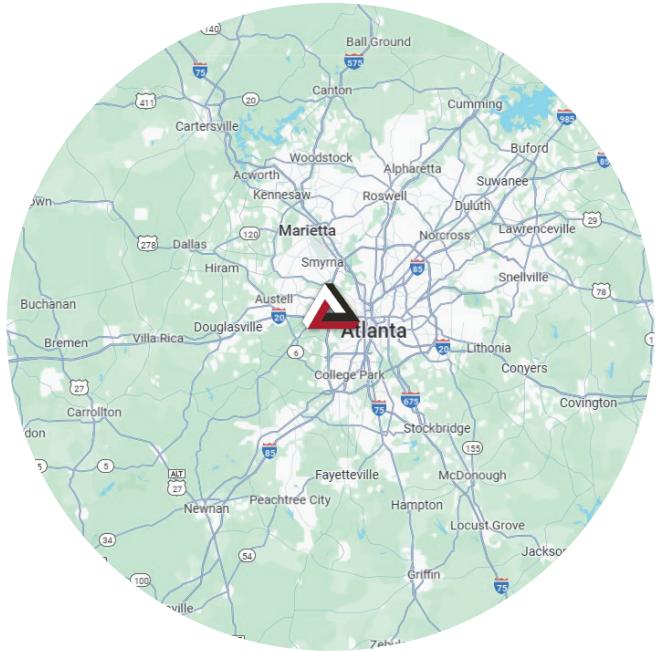
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
2380	Your CBD Store	800 SF	2394	Atlanta Family Dentist	1,250 SF	2510	LL Flooring	11,290 SF
2382	Curlie Girlz Rock Sal...	700 SF	2400	Chow King Grill & Bu...	14,200 SF	2512	Titan Games & Comi...	2,249 SF
2384	Alterations by Julie	900 SF	2430	Super Nails	2,500 SF	2514	Revive Consignment	7,000 SF
2386	Cell Phone Repair	1,200 SF	2440A	Available	2,137 SF	2520-2534	The Juicy Crab	7,326 SF
2388	Atlanta Beauty Depot	2,400 SF	2440B	Nationwide Periodic...	2,052 SF			
2390	Available	7,712 SF	2500	Best Buy	—			
2392	Available	4,316 SF	2508	Available	1,652 SF			



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HIGHLIGHTS

- Join regional and national tenants, including Best Buy, LL Flooring, IHOP, Brusters Ice Cream, Verizon, and The Juicy Crab.
- Retail, Warehouse, and 2nd Gen. Restaurant spaces available.
- Property located in a dense, highly-trafficked retail corridor with easy ingress/egress and ample parking.
- Excellent arterial exposure along Cobb Pkwy.
- Nearby access to interstates I-285 and I-75.
- Close proximity to Cumberland Mall, Cobb Galleria Convention Centre (over 1.5 million visitors annually), Cobb Energy Performing Arts Centre, Atlanta Braves Truist Park (41,500 seats), and The Battery.



 **35,800 on Cobb Pkwy**



**Lighted access from Cobb Pkwy.
Right In/Right Out on Cobb Pkwy**



Pylon and facade signage available.

