

# RETAIL FOR LEASE

# HIGHLAND STATION

4480 South Cobb Drive, Smyrna GA 30080 | Cobb | South Cobb Drive & East West Connector



## HIGHLIGHTS:

- Inline spaces available:
  - Suite Q-1,400 SF
  - Suite S-1,400 SF
- Dense, affluent population with average household incomes exceeding \$114,000 within a 1-mile radius
- Good visibility and frontage to East-West Connector
- 3 access points including signalized intersection access via East-West Connector & Gaylor Street
- Pylon signage available
- High volume Publix with robust sales generating strong daily traffic to the center

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Population	9,780	71,312	187,784
Daytime Population	6,816	46,409	143,160
Average HH Income (\$)	114,420	105,887	88,449

For More Information, Contact Exclusive Agent(s):  
 Patrick Bentley • [patrick.bentley@tscg.com](mailto:patrick.bentley@tscg.com) • 770-955-2434



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## EAST -WEST CONNECTOR

A	Your Cleaners #1	1,300	R	China Wok	1,400
Anchor	Publix	51,420	<b>S</b>	<b>Available</b>	<b>1,400</b>
B	Unleashed by Petco	5,200	T	Sally Beauty	1,400
E	GNC	1,950	U	Quick Weight Loss	1,272
G	T Mobile	1,200	V	Great Clips	1,000
H	The UPS Store	1,432	W	The Tech Savers	1,000
I	Addington Jewelers	997	X	Anytime Fitness	1,000
J	Highland Dental Group	1,552	Y	Anytime Fitness	2,400
K	Dentistry for Children	4,500	Z	Los Bravos	4,884
M	Cato	4,800	2	SunTrust	
O	Top Nails	2,700	3	Pizza Hut	
P	Brazilian Wax	1,050	4	PNC Bank	
<b>Q</b>	<b>Available</b>	<b>1,400</b>			

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