

# RETAIL FOR LEASE

# HIGHLAND STATION

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



## HIGHLIGHTS:

- Available: 2,700 SF next to high volume Publix
- 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	S	All Rays Yours Tanning Salon	1,400
B	Unleashed by Petco	5,200	T	Sally Beauty	1,400
E	GNC	1,950	U	Quick Weight Loss	1,272
G	At Lease	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	Available	2,700	3	Pizza Hut	
P	Brazilian Wax	1,050	4	PNC Bank	
Q	Top Nail	1,400			

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