

Concord & Duncan Rd

Smyrna, GA



Features:

- Flexible zoning: Central Business District
- 14,583 SF steel frame structure partially constructed
- Graded site with underground detention installed and 71 parking spaces approved
- 22,000 VPD at lighted intersection
- Road improvement with landscaped median and multi-use trail to be completed spring 2015
- 1.5 acre prime corner lot
- Asking price \$350,000
- City-owned property available for residential or neighborhood office/retail redevelopment

Access:

- 1 mile to Smyrna Market Village
- 3 miles to I-285 at Paces Ferry Rd
- 4 miles to I-75 at Windy Hill Rd
- Served by the Cobb Community Transit public bus transit system

Demographics:

- Population:
 - 1-mile: 8,341
 - 3-mile: 88,567
 - 5-mile: 217,518
- Income:
 - 1-mile: \$67,172
 - 3-mile: \$68,741
 - 5-mile: \$72,443

Contact:

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COBB'S COMPETITIVE
EDGE