



USED CAR DEALERSHIP FOR SALE
2270 S Cobb Drive
Smyrna, GA 30080

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PROPERTY OVERVIEW



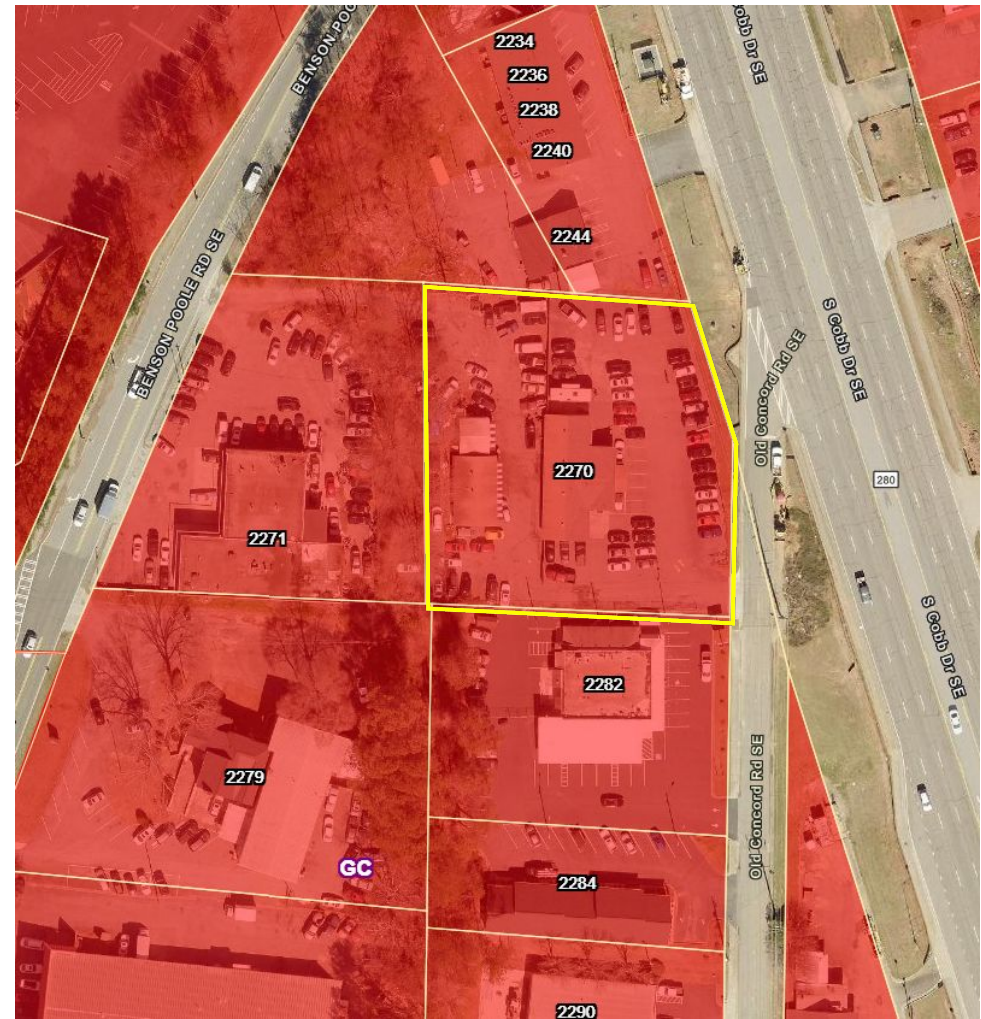
- +/-1.06 acres
- PIN #17030200250
- Cobb County -City of Smyrna
- 2 Buildings on Site -Main Building with Offices 4000 sq. ft., Building with lifts 2500 sq. ft.
- 2 Bay Garage with Lifts
- Frontage:
 - 274' Cobb Drive
 - 170' Old Concord Rd
- Second entrance from Benson Poole Rd
- ADT -S Cobb Drive : 35,200
- Additions:
 - Roofs -Replaced 8 Years Ago
 - HVAC -2 years Ago
 - New Fence Installed -1 Year Ago
 - Lot Paved -9 Years Ago
 - Sewer
 - Separate Office Attached

Asking Price - \$1,500,000





TAX PLAT & ZONING MAP





PROPERTY PHOTOS





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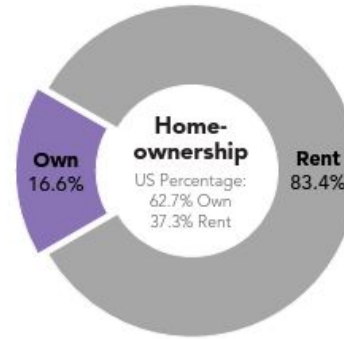




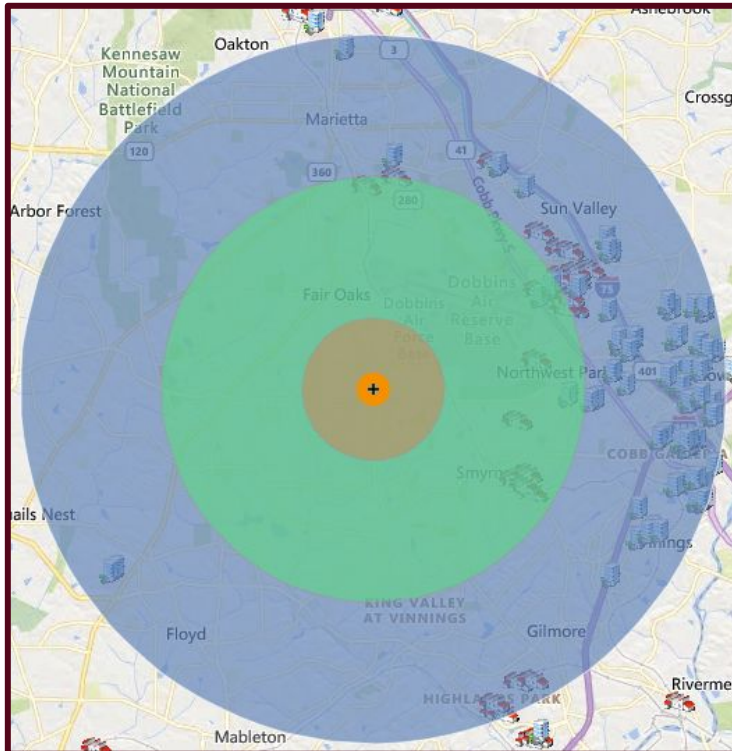
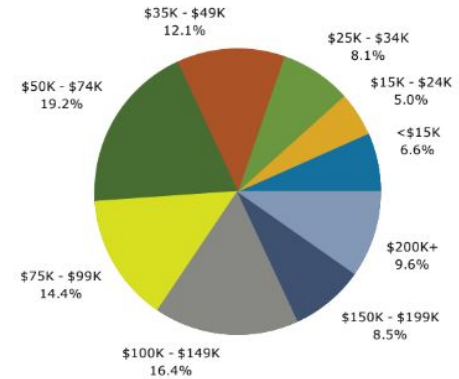
DEMOGRAPHICS



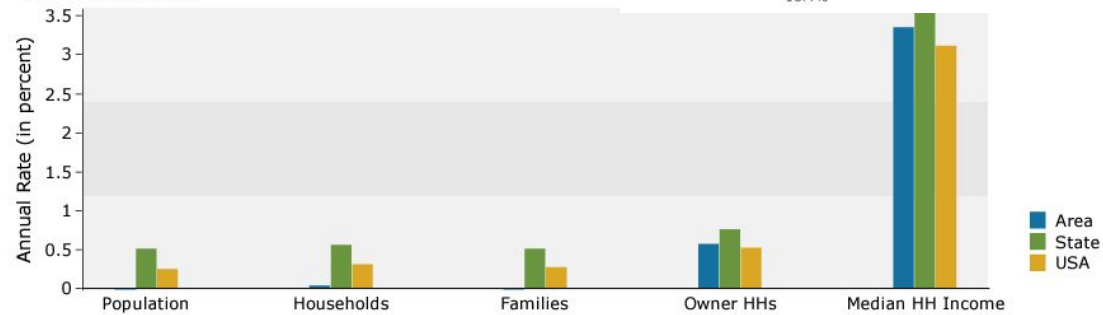
	Population	# of Households	Avg Household Income	Median Age
1 Mile	15,771	5,707	\$75,411	29
1-3 Miles	92,521	35,943	\$105,050	33
3-5 Miles	251,508	105,475	\$122,853	35



2022 Household Income



Trends 2022-2027



Population by Age

