

# Freestanding Building & Land

2717 SPRING ROAD, SMYRNA, GA 30080



## Overview

Freestanding former Sonny's BBQ restaurant building in Smyrna, GA.

## Available

- > 5,120± SF building on 1.64± acres
- > GC zoning

## Location

Well positioned inside one of Atlanta's top office markets, this is an excellent location for any restaurant concept. The freestanding restaurant building is easily accessed via Cobb Parkway or Spring Road. Daytime population in excess of 88,000 within a 3-mile radius. The restaurant is in close proximity to I-285, several office complexes and major retailers such as Ross, Marshalls, as well as newly remodeled Cumberland Mall.



## Traffic Counts

- > 36,140 VPD west Cobb Pkwy on Spring Rd
- > 145,680 VPD west of Cobb Pkwy on I-285
- > 37,650 VPD north of Spring Rd on Cobb Parkway

## DEMOGRAPHICS (2011)

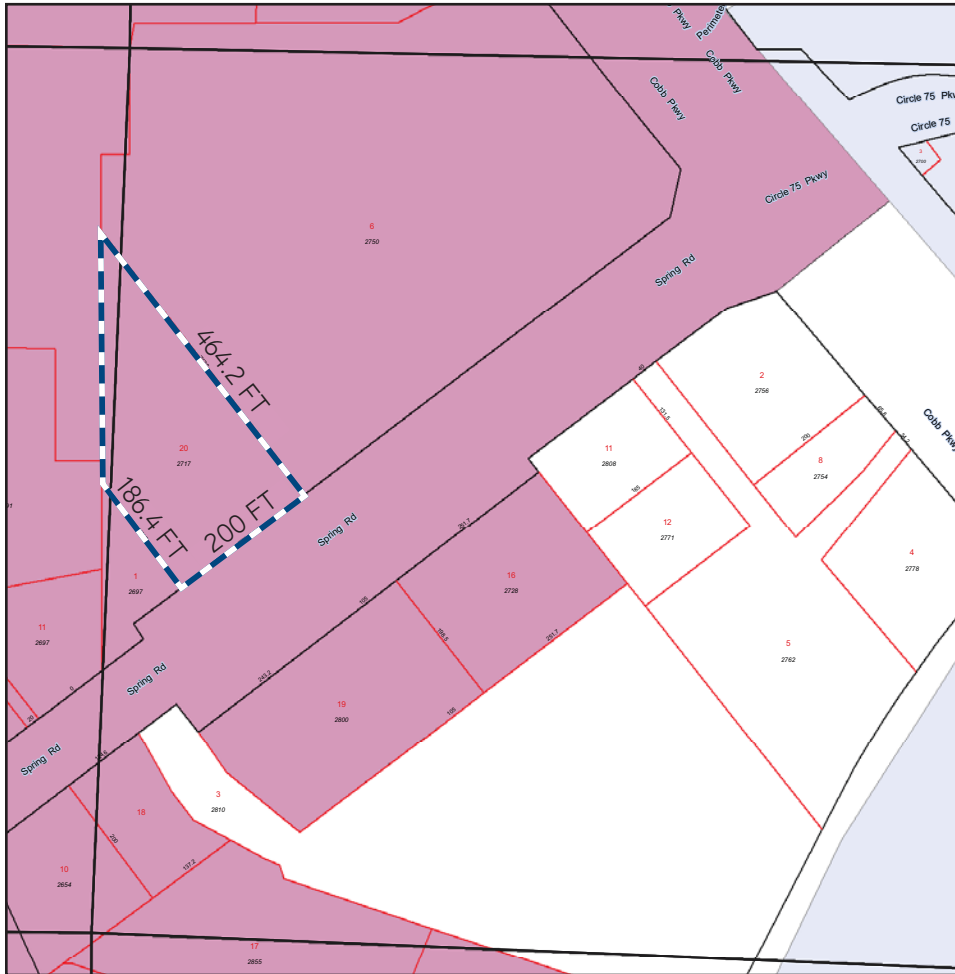
	1-MILE	3-MILE	5-MILE
POPULATION	14,208	77,751	183,886
HOUSEHOLDS	7,441	39,431	82,389
AVERAGE HH INCOME	\$66,449	\$84,852	\$101,428



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FREESTANDING BUILDING



AMPLE PARKING



DRIVE-THRU



## Contact Information

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