

FOR LEASE > RETAIL SPACE > COBB COUNTY



# Shoppes at East-West Connector

4425 SOUTH COBB DRIVE, SMYRNA, GA 30080



## Overview

The Shoppes at East West Connector is a 32,450± SF retail center anchored by World Gym in Smyrna, GA.

## Available Spaces

- > 1,400± SF inline space

## Location

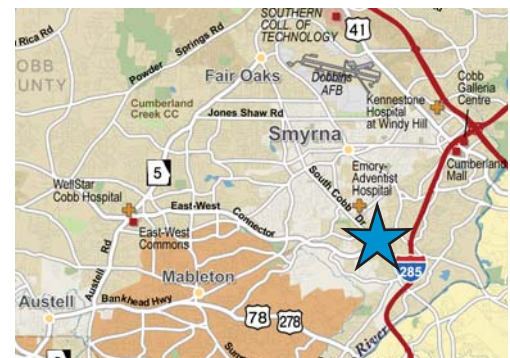
Strategically located in a growing high traffic area less than 1.5 miles from I-285, the center offers tremendous visibility on South Cobb Drive, one of the areas most heavily traveled arteries. The center features easy ingress and egress via planned traffic signal and curb cuts.

## Traffic Counts (2009)

- > 28,110 VPD north of East-West Connector on South Cobb Drive
- > 29,610 VPD south of East-West Connector on South Cobb Drive

## DEMOGRAPHICS (2009)

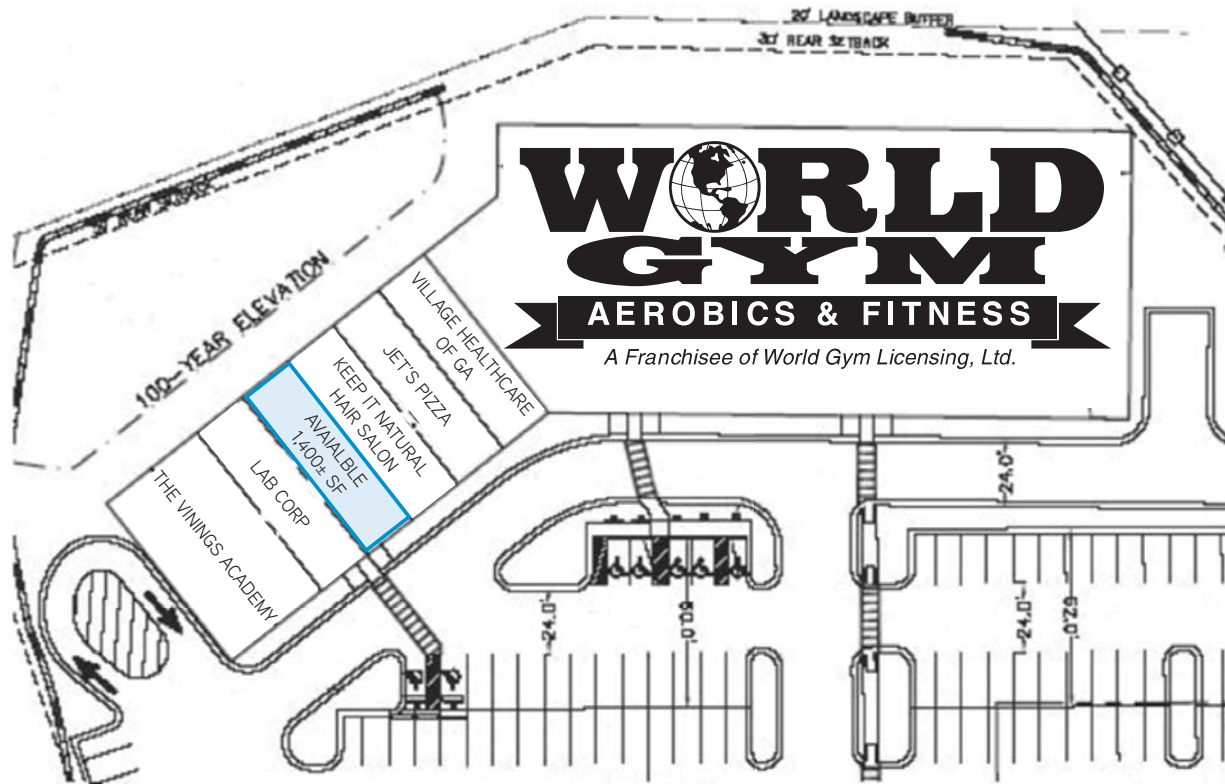
	1-MILE	3-MILE	5-MILE
POPULATION	6,751	67,548	205,600
HOUSEHOLDS	3,821	32,620	90,767
AVERAGE HH INCOME	\$117,335	\$116,489	\$116,577



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## Shoppes at East-West Connector > Site Plan



## Shoppes at East-West Connector > Aerial



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