

# Office/Flex & Retail For Lease Spring & Jonquil



## OVERVIEW

- Prime office/flex, retail spaces in Cobb County
- Zoned GC & Neighborhood Shopping
- Signalized access from Spring Road
- Spring Rd SE at Spring St SE: 28,710 VPD

### ● 2878 Jonquil Dr. Smyrna, GA 30080

- Rate: \$12.50/SF NNN
- 3,500 SF
- 1.52 +/- acres
- Flex/office and automotive space

### ● 1701 Spring St. SE Smyrna, GA 30080

- Rate: \$15.50/SF NNN
- 4,000 SF
- Retail/office space
- Parking - 9 on site, additional available



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2019 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,361	101,792	225,789
Daytime Population	8,697	144,474	277,712
Median Age	34.7	32.3	32.7
Average Household Income	\$68,627	\$64,098	\$65,288

## LOCATION HIGHLIGHTS

- Surrounded by new residential construction
- 1.1 Mi. to Smyrna Village Green
- 2.6 Mi to Battery Atlanta/SunTrust Park
- 2.6 Mi to Cumberland Mall
- 3.6 Mi to Dobbins Air Reserve Base
- Adjacent to Mountain-to-River Trail (Kennesaw Mountain to Chattahoochee River)

