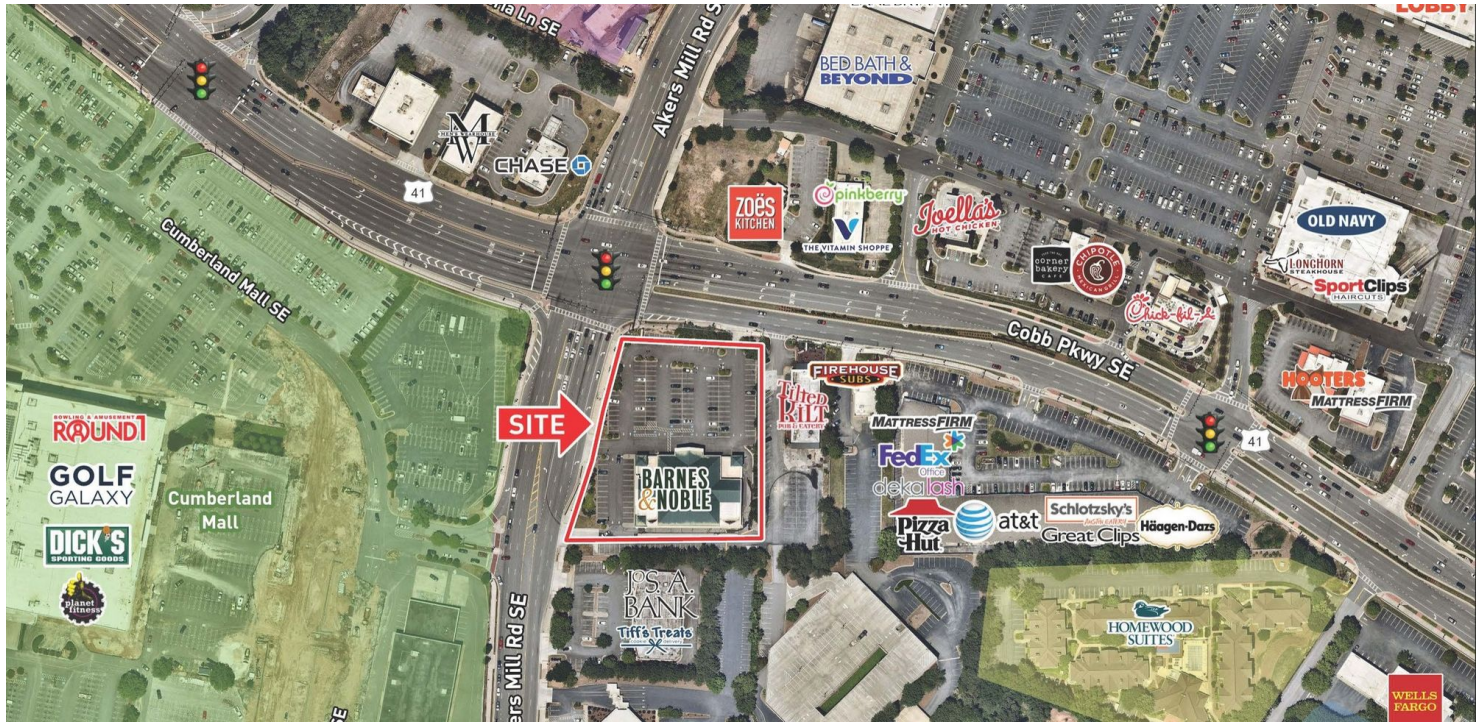


# CUMBERLAND FLAGSHIP HARDCORNER PAD

2952 Cobb Parkway SE, Atlanta, GA 30339

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Redevelopment opportunity located at Cumberland's top intersection of Cobb Parkway & Akers Mill Road



## PROPERTY HIGHLIGHTS

- 1 AC pad on hardcorner available
- Shared signalized intersection with Cumberland Mall
- Premier visibility, frontage and sight lines to both Cobb Pkwy & Akers Mill Rd
- Four access points via Cobb Parkway and Akers Mill Road
- Situated in the midst of 24,000,000 square feet of office space
- Freestanding pylon sign fronting Cobb Pkwy
- GA DOT Traffic Counts: Cobb Pkwy-20,800 AADT / I-75-156,000

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	11,379	86,274	210,623
Average HH Income	\$100,157	\$111,435	\$127,509
Davtime Population	23.977	120.351	244.176

## EXCLUSIVE AGENT(S)

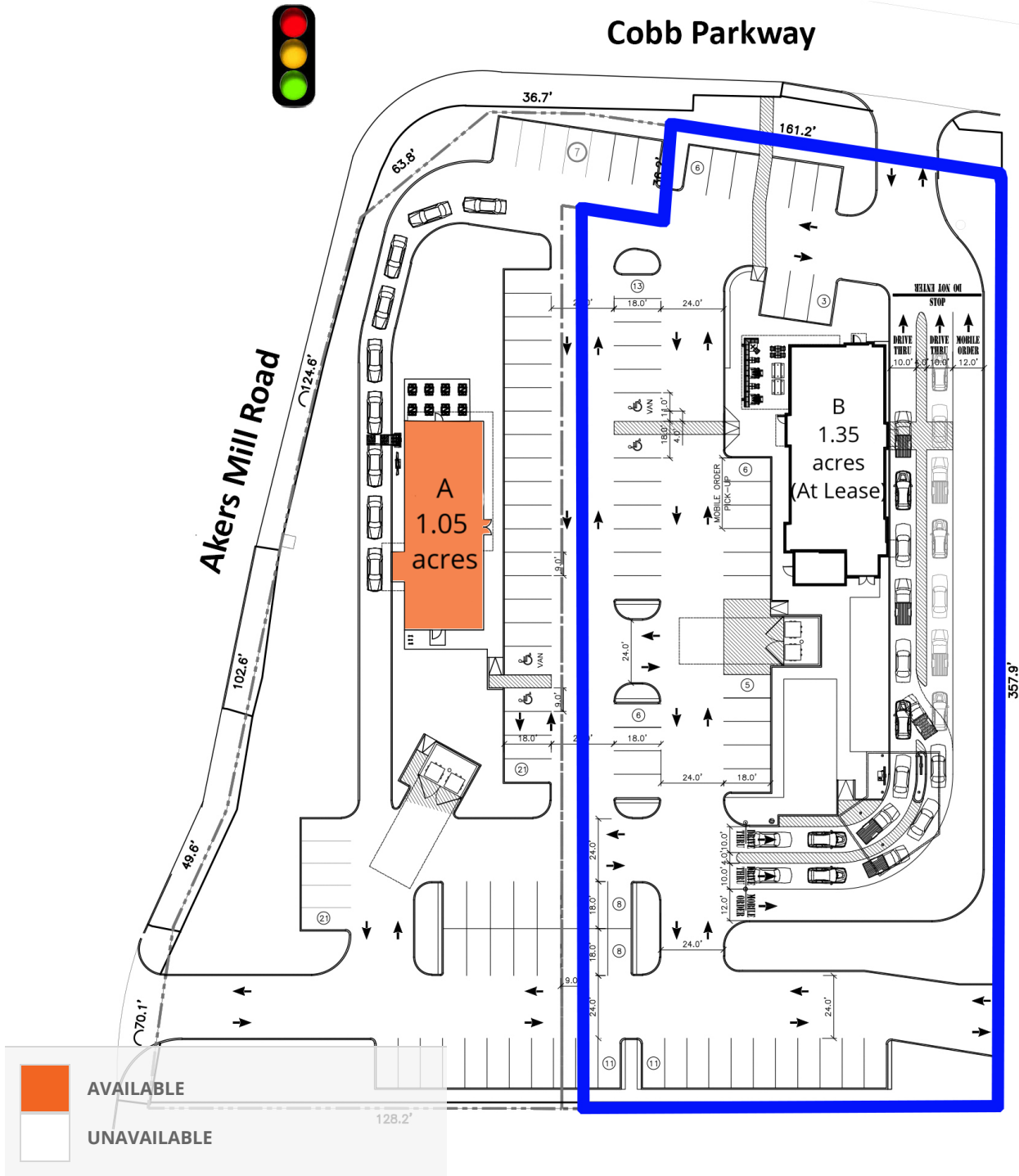
PATRICK BENTLEY • [patrick.bentley@tscg.com](mailto:patrick.bentley@tscg.com) • 770.955.2434



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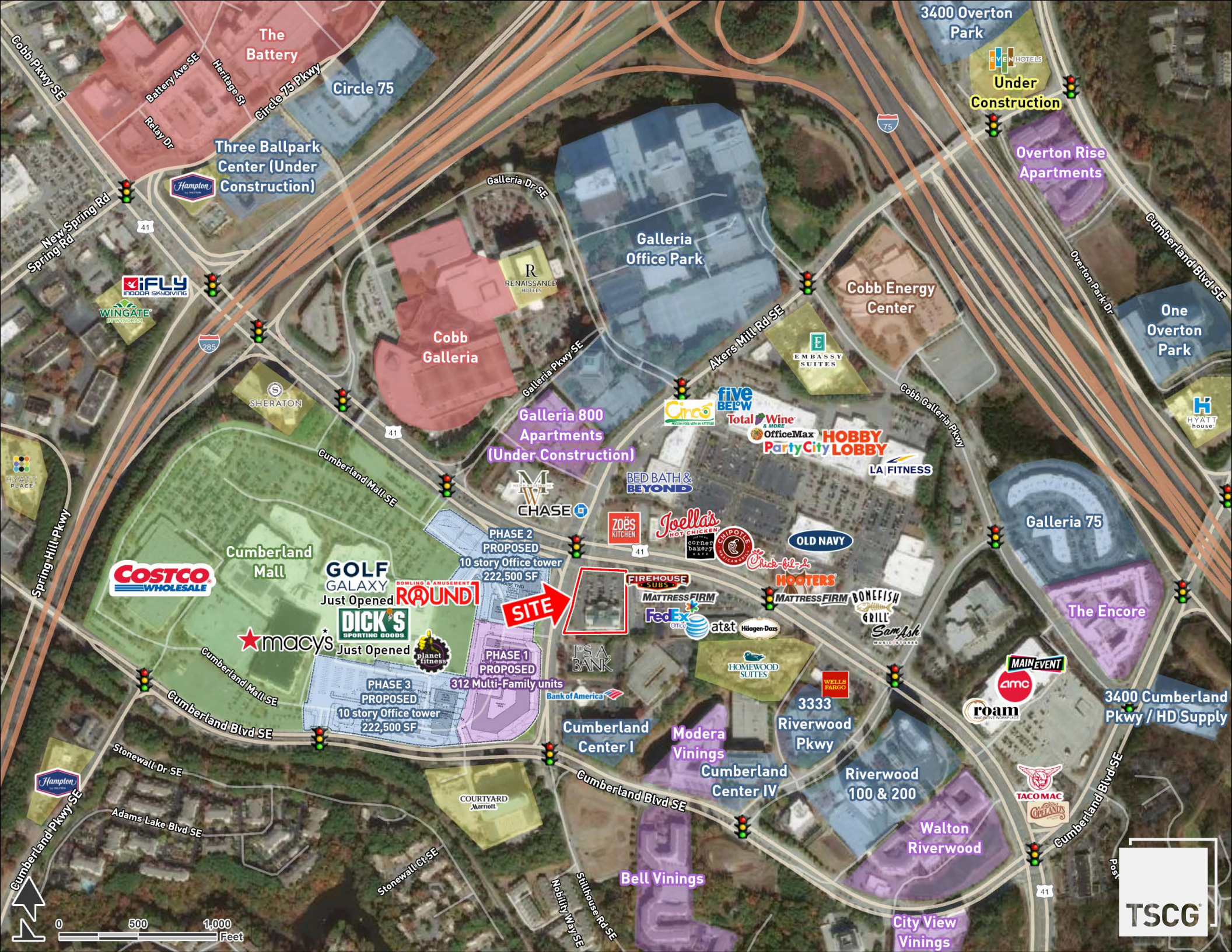
## SITE PLAN



### EXCLUSIVE AGENT(S)

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The Battery

Circle 75

Three Ballpark Center (Under Construction)

Under Construction

Overton Rise Apartments

Galleria Office Park

Cobb Energy Center

One Overton Park

Cobb Galleria

Galleria 800 Apartments (Under Construction)

Cumberland Mall

GOLF GALAXY

ROUND1

**SITE**

CHASE

OLD NAVY

Galleria 75

The Encore

macys

DICK'S SPORTING GOODS

PHASE 1 PROPOSED

312 Multi-Family units

FIREHOUSE SUBS

HOTTERS

BONEFISH GRILL

MAIN EVENT

amc

3400 Cumberland Pkwy / HD Supply

PHASE 3 PROPOSED

10 story Office tower

222,500 SF

Cumberland Center I

Modera Vinings

Riverwood Pkwy

Riverwood 100 & 200

Walton Riverwood

Bell Vinings

City View Vinings

TSCG

0 500 1,000 Feet