

CONCORD VILLAGE

LOCATION
3201-3209 S. Cobb Dr
Smyrna, GA, 30080

YEAR BUILT/RENOVATED
1988/2016

SIZE
185,376

- PROPERTY HIGHLIGHTS**
- Grocery anchored over 20 years of tenure
 - More than 240,000 people within 5 miles
 - Multiple access points, including signalized access



NOTABLE TENANTS



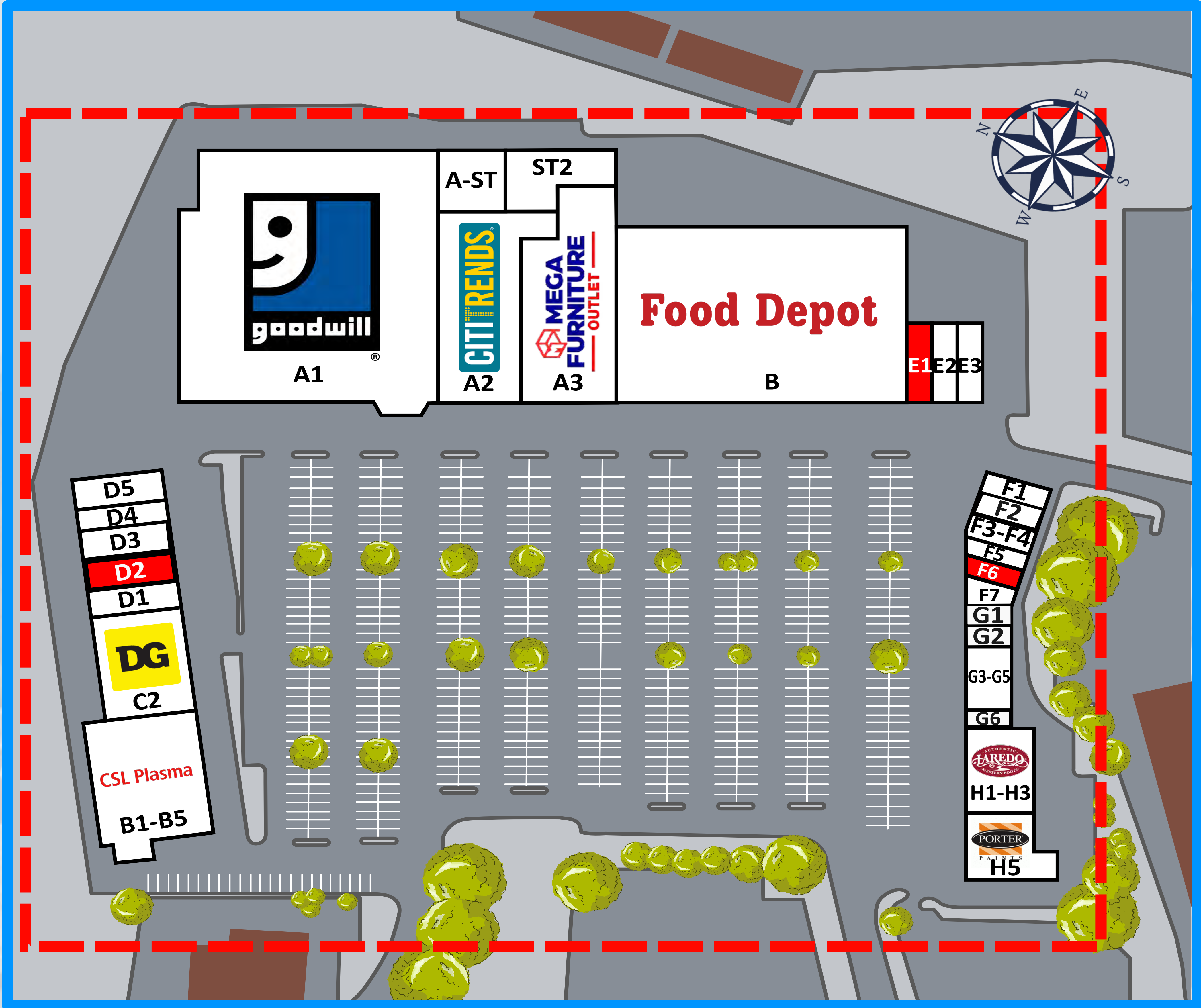
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	9,402	95,364	242,370
Proj. Population	9,413	96,672	247,821
2022 Households	3,851	39,514	103,315
Proj. Households	3,852	40,055	105,828
2022 Median HH Income	\$78,182	\$76,517	\$75,642
Proj. Median HH Income	\$91,243	\$90,291	\$88,610
2022 Average HH Income	\$106,304	\$109,041	\$107,690
Proj. Average HH Income	\$126,368	\$127,238	\$126,081

More Information, call us | 917-288-0049
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SITE PLAN

Total Square Footage of
the Center:
185,376



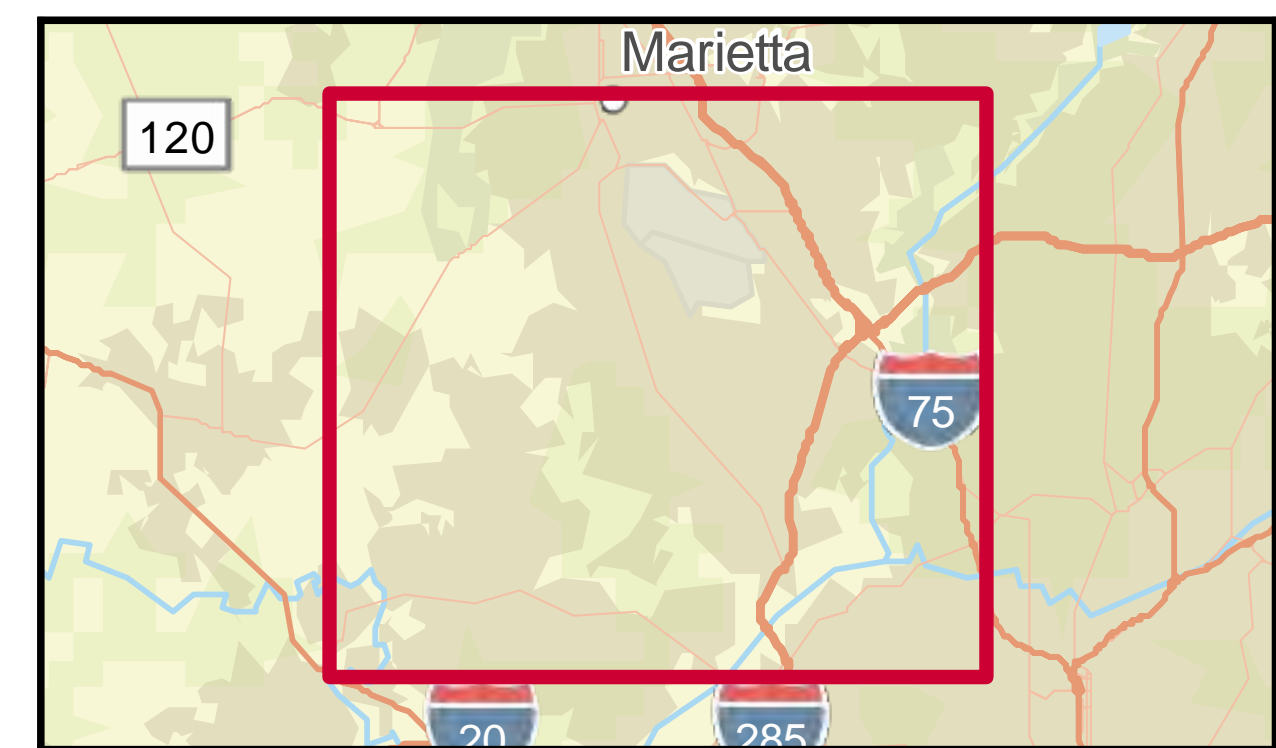
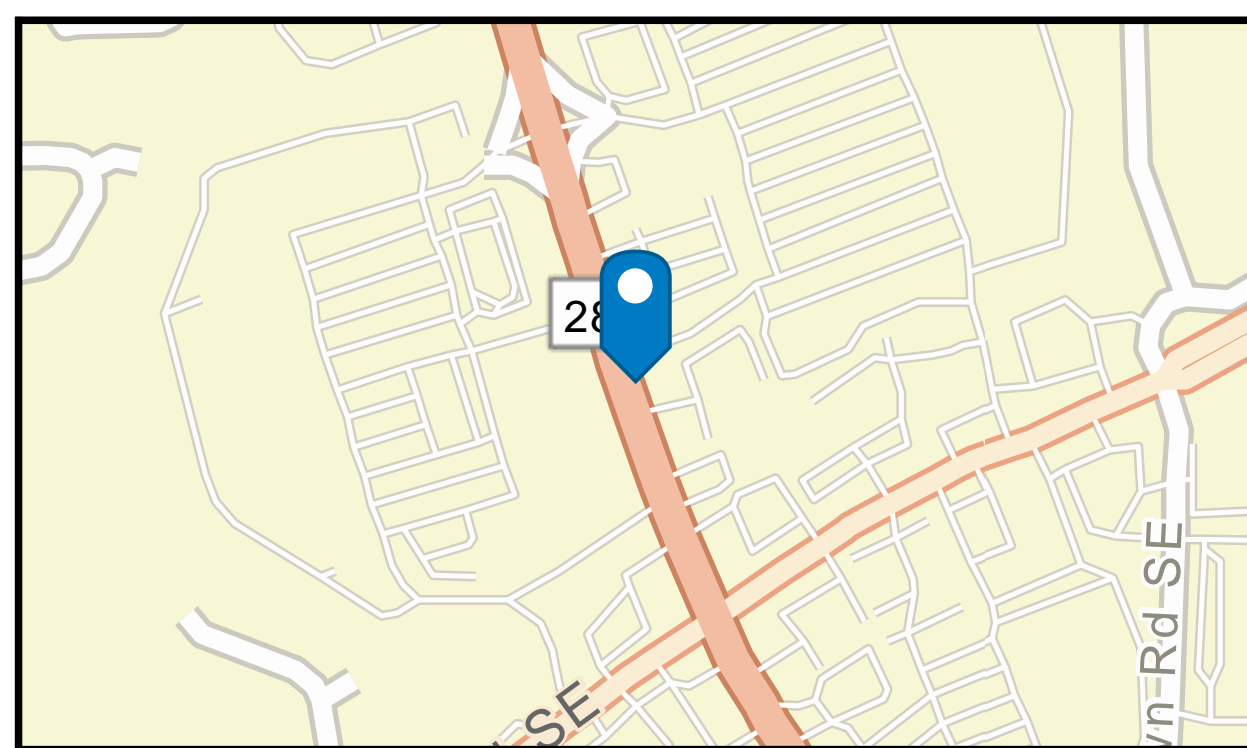
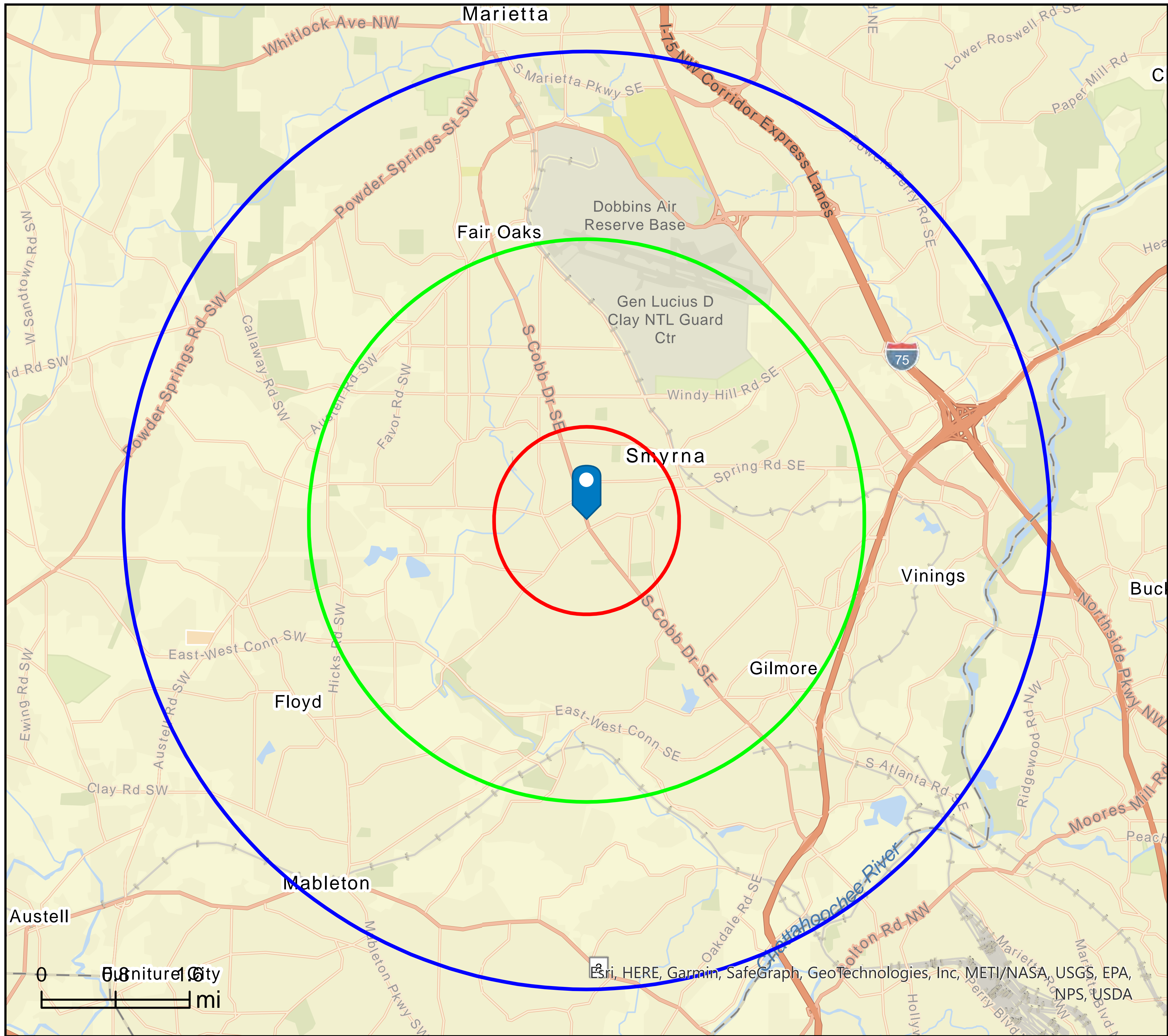
STE.	TENANT	SQ.FT	STE.	TENANT	SQ.FT
A1	Goodwill	52,360	E2	Cobb Finance	1,600
A2	Citi Trends	14,280	E3	Oxford Cleaners	1,600
A3	Mega Furniture	10,880	F1	5Rx Pharmacy	900
A-ST	Mega Furniture Stock Room	4,080	F2	Puparazi Pets (Opening Soon)	900
ST2	Static Vacancy	4,879	F3-F4	Locsfadayze Natural Hair & Braid Bar	1,800
B	Food Depot	44,664	F5	H& R Block	1,465
B1-B5	CSL Plasma	10,800	F6	VACANT	980
C2	Dollar General	9,873	F7	Quick Alterations	840
D1	Elite Kutz and Styles	1,104	G1	Legacy Barber Studios	800
D2	VACANT	1,167	G2	Hertz Rent A Car	800
D3	Nail Tek	1,898	G3-G5	Mobile Finity	2,400
D4	Nail Tek	1,346	G6	The Doll House Nail Company	800
D5	Imperial Belle Lashes	1,400	H1-H3	Laredo Western	3,844
E1	VACANT	2,175	H5	Porter Paints	5,740



Site Map

Concord Village
3201 S. Cobb Drive Smyrna GA 30080
Ring: 1 mile radius

Latitude: 33.8752
Longitude: -84.5312



July 20, 2022



Executive Summary

Concord Village
 3201 S. Cobb Drive Smyrna GA 30080
 Rings: 1, 3, 5 mile radii

Latitude: 33.8752
 Longitude: -84.5312

	1 mile	3 mile	5 mile
Population			
2010 Population	8,485	83,980	211,430
2020 Population	9,340	94,175	235,664
2022 Population	9,402	95,364	242,370
2027 Population	9,413	96,672	247,821
2010-2020 Annual Rate	0.96%	1.15%	1.09%
2020-2022 Annual Rate	0.29%	0.56%	1.25%
2022-2027 Annual Rate	0.02%	0.27%	0.45%
2022 Male Population	48.7%	49.2%	49.2%
2022 Female Population	51.3%	50.8%	50.8%
2022 Median Age	37.5	35.4	34.5

In the identified area, the current year population is 242,370. In 2020, the Census count in the area was 235,664. The rate of change since 2020 was 1.25% annually. The five-year projection for the population in the area is 247,821 representing a change of 0.45% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	52.4%	42.3%	37.7%
2022 Black Alone	23.0%	28.3%	34.7%
2022 American Indian/Alaska Native Alone	0.7%	0.7%	0.8%
2022 Asian Alone	3.6%	5.7%	5.4%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	8.0%	11.1%	10.5%
2022 Two or More Races	12.3%	11.8%	10.9%
2022 Hispanic Origin (Any Race)	20.5%	23.5%	20.5%

Persons of Hispanic origin represent 20.5% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households			
2022 Wealth Index	88	93	89
2010 Households	3,501	34,792	88,108
2020 Households	3,821	38,995	100,541
2022 Households	3,851	39,514	103,315
2027 Households	3,852	40,055	105,828
2010-2020 Annual Rate	0.88%	1.15%	1.33%
2020-2022 Annual Rate	0.35%	0.59%	1.22%
2022-2027 Annual Rate	0.01%	0.27%	0.48%
2022 Average Household Size	2.44	2.41	2.30

The household count in this area has changed from 100,541 in 2020 to 103,315 in the current year, a change of 1.22% annually. The five-year projection of households is 105,828, a change of 0.48% annually from the current year total. Average household size is currently 2.30, compared to 2.30 in the year 2020. The number of families in the current year is 54,448 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
 Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.