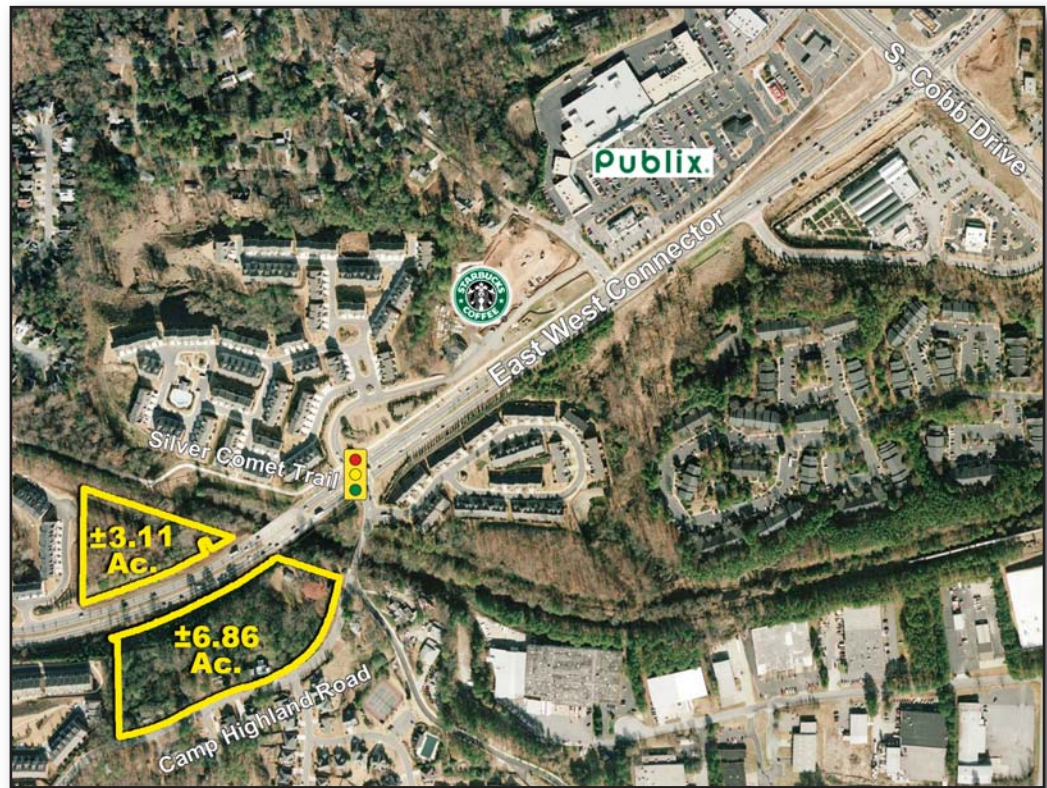


FOR SALE

±9.97 Acres - Retail / Office / Senior Housing Opportunity

**EAST WEST CONNECTOR AT CAMP HIGHLAND ROAD
CITY OF SMYRNA (Cobb County), GA**



For more information,
please contact:

Dan Buyers
770.596.2629
tdb@mcwrealty.com

Nelson Vinson
404.925.0995
nrv@mcwrealty.com

**McWhirter Realty
Partners**

4045 Orchard Road
Building 400
Smyrna, GA 30080

www.mcwrealty.com

FEATURES

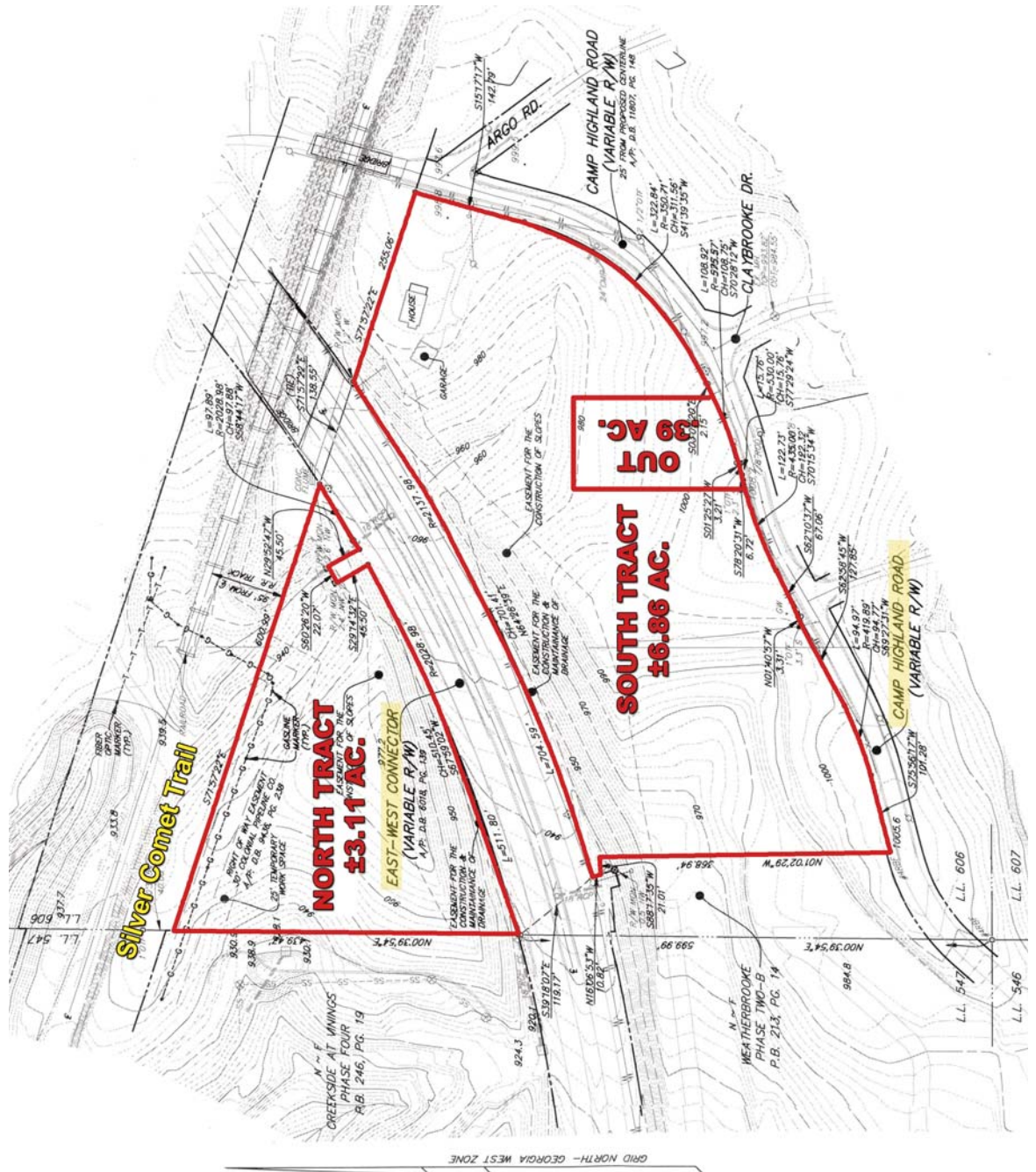
- ±9.97 Acres Total
(±6.86 Acre Tract and ±3.11 Acre Tract)
- Zoned GC - City of Smyrna
(Allows for buildings up to 5 stories or 55' high)
- Traffic Counts (2008 GA DOT)
28,540 vpd on East West Connector
- Priced at \$3,599,000 for ±9.97 Acres
- Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2009 Estimated Population	5,887	62,437	187,049
2009 Estimated Average HHI	\$83,209	\$85,617	\$75,132
2014 Projected Population	6,744	70,248	205,503



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

EAST WEST CONNECTOR AT CAMP HIGHLAND ROAD CITY OF SMYRNA (Cobb County), GA



For more information,
please contact:

Dan Buyers
770.596.2629
tdb@mcwreality.com

Nelson Vinson
404.925.0995
nr@mcwreality.com

**McWhirter Realty
Partners**
4045 Orchard Road
Building 400
Smyrna, GA 30080

www.mcwreality.com



**McWHIRTER
REALTY PARTNERS**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.