

Freestanding Single Tenant Retail Bld For Sale - 2,925 SF on 0.58 Acre

1725 Spring Rd, Smyrna, GA 30080

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100% Leased with Tremendous Visibility

Investment/Property Highlights:

- 2,925 Total Square Feet
- Freestanding retail building located on 0.58 acres
- 100% leased to a single user
- Traffic count +/- 28,000 vehicles per day along Spring Road
- Monument signage and 166' of frontage
- Above market parking ratio – 50 surface parking spaces on site
- Located less than 2.0 miles from the new Suntrust Park - new home of the Atlanta Braves - and The Battery Atlanta
- Downtown Smyrna, GA – one of Georgia's fastest growing cities – less than 1.0 mile away
- Atlanta MSA – the retail capital of the Southeast

Offered for sale at \$750,000

- **NEW PRICE!**
- **MOTIVATED OWNERSHIP!**
- **RECENT LEASE EXTENSION!**



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The information contained herein has been obtained from the owner of the property or from a source deemed reliable. While Lincoln Property Company has no reason to doubt its accuracy, we do not guarantee it.

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Location & Demographics

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Cobb County

- One of metro Atlanta's strongest county's
- Proactive local leaders, access to transportation, and well educated workers and consumers
- Recently invested \$1.7B in infrastructure improvements plus additional \$700M to improve mass transit
- Including Bus Rapid transit and high speed passenger rail

The Suntrust Park - Home of the Atlanta Braves

- Located less than 2.0 miles from the new Atlanta Braves' stadium – SunTrust Park and related mixed use development – The Battery – a 1.5 million SF mixed use entertainment district
- A \$1.1 billion development expected to have over a \$1.0 billion impact to Cobb County and the state of Georgia over the next 30 years
- The mixed use development will include:
 - o 400,000 SF of retail and chef driven restaurants
 - o 260 room Omni Hotel
 - o 550 luxury residences
 - o And 1.15 million SF of office

Cumberland Mall

- 1.04M SF Regional shopping mall
- Anchored by Costco, Macy's, Sears, Kroger and many more.

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About Smyrna & Nearby Amenities

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Smyrna - A Growing Metropolis

Smyrna is located about 10 miles northwest of Atlanta, Georgia and is considered an integral part of the Metro Atlanta area. Known as the "Jonquil City," it derives this name from the thousands of jonquils that flourish in gardens and along the streets in early spring. Over the years, the City of Smyrna - covering approximately 15 sq. miles - has developed into a vital and active member of the regional landscape.

- **Revitalized and active downtown area includes a library, community center, retail development and mixed-use development, city hall and charming homes**
- **Charming neighborhoods with a vast array of amenities for residents and businesses**
- **Parks, jogging trails, pools, lighted tennis courts, public golf courses and much more**
- **Day camps, sports and recreational activities for children to seniors**
- **Summer concerts and family events downtown**
- **Winner of the prestigious Urban Land Institute's Award of Excellence**



**No. 4 Best City
to Open a Restaurant**

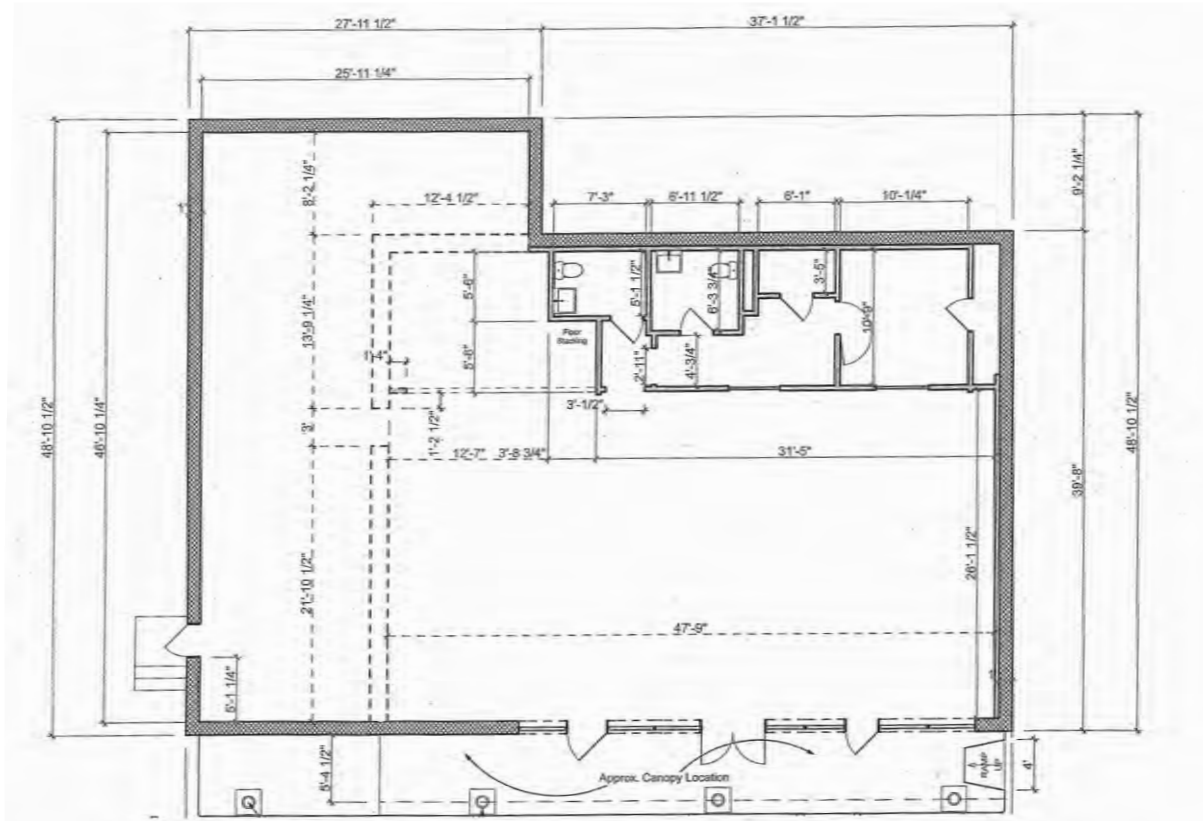


**Top City to Start
a Small Business**

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Floorplan & Tenant Overview

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Total Building SF:
2,925 SF

Tenant Overview



SKY KING FIREWORKS

Size: 2,925 SF

Building %: 100%

<http://www.skykingfireworks.com>

Sky King Fireworks has been in business for over 30 years. Starting their business in South Florida, they have grown their presence to become one of the nation's premier fireworks retailers with now 20 locations located throughout the country, including Florida, Georgia, Pennsylvania and Indiana. Sky King Fireworks prides themselves on providing the best products with the highest quality at reasonable prices for their customers while consistently improving on the reliability and safety of those products.