CONCORD VILLAGE

LOCATION

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

YEAR BUILT/RENOVATED

1988/2016

SIZE

185,469

PROPERTY HIGHLIGHTS

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

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	9,826	95,032	248,870
Proj. Population	9,853	96,108	256,993
2025 Households	4,019	39,350	107,394
Proj. Households	4,034	39,856	111,698
2025 Median HH Income	$104,916	$92,066	$88,027
Proj. Median HH Income	$125,303	$106,618	$100,643
2025 Average HH Income	$134,761	$131,968	$122,957
Proj. Average HH Income	$151,532	$146,507	$135,236

NOTABLE TENANTS

Food Depot
CITI TRENDS
DOLLAR GENERAL
goodwill
H&R BLOCK
boost mobile
CSL PLASMA

More Information, call us | 917-288-0049
Jacob Sedgh | jsedgh1@hotmail.com

SITE PLAN

Total Square Footage of the Center:
185,469

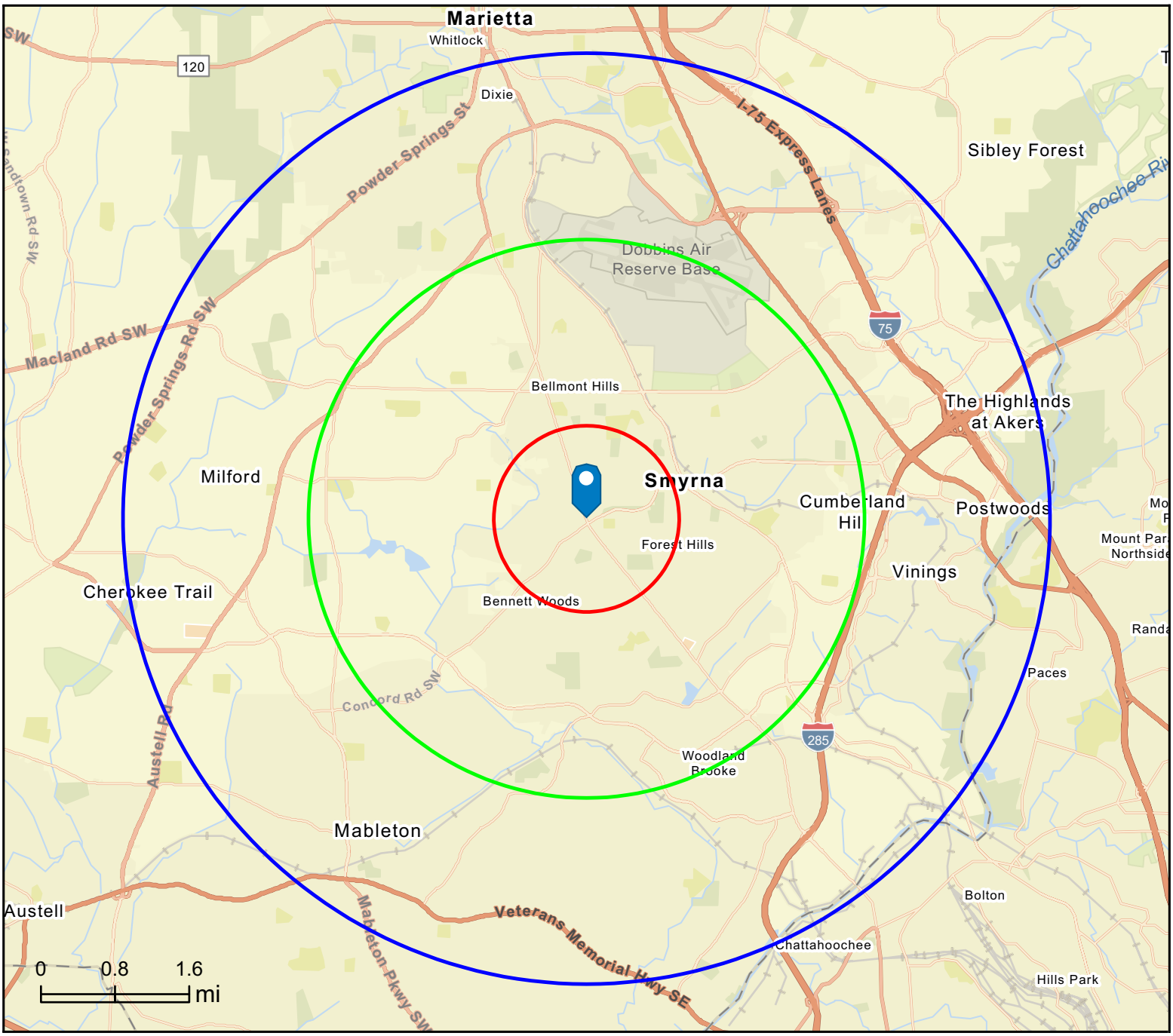
STE.	TENANT	SQ.FT
A1	Goodwill	52,360
A2	Citi Trends	14,280
A3	Mega Furniture	10,880
A-ST	Mega Furniture Stock Room	4,080
ST2	Static Vacancy	4,879
B	Food Depot	44,664
B1-B5	CSL Plasma	10,800
C2	Dollar General	9,873
D1-D2	Martial Arts (Opening Soon)	2,297
D3	Nail Tek	1,932
D4	Drink & Inc. (Opening Soon)	1,380
D5	Imperial Belle Lashes	1,400
E1	Fancy Toy Poodles	2,175
E2	Cobb Finance	1,600

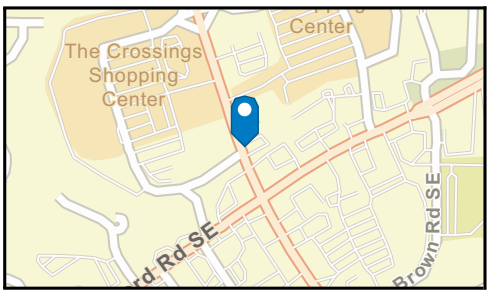
STE.	TENANT	SQ.FT
E3	Oxford Cleaners	1,600
F1	5Rx Pharmacy	900
F2	Pupparazzi Pets	900
F3-F4	VACANT	1,800
F5	H& R Block	1,465
F6	Locsfadayze Natural Hair & Braid Bar	980
F7	Quick Alterations	840
G1	VACANT	800
G2	Hertz Rent A Car	800
G3-G5	Mobile Finity	2,400
G6	The Doll House Nail Company	800
H1-H3	Laredo Western	3,844
H5	Porter Paints	5,740

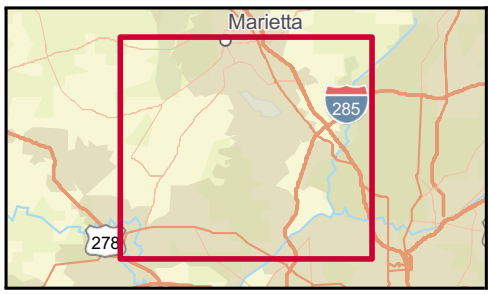
Site Map

3201 S Cobb Dr, Smyrna, GA, 30080, USA
Ring: 1 mile radius

Latitude: 33.8747
Longitude: -84.5309







July 09, 2025

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Executive Summary

3201 S Cobb Dr, Smyrna, GA, 30080, USA
Rings: 1, 3, 5 mile radii

Latitude: 33.8747
Longitude: -84.5309

	1 mile	3 mile	5 mile
Population			
2010 Population	9,011	83,976	212,096
2020 Population	9,767	94,040	237,414
2025 Population	9,826	95,032	248,870
2030 Population	9,853	96,108	256,993
2010-2020 Annual Rate	0.81%	1.14%	1.13%
2020-2025 Annual Rate	0.11%	0.20%	0.90%
2025-2030 Annual Rate	0.05%	0.23%	0.64%
2020 Male Population	48.9%	48.2%	48.3%
2020 Female Population	51.1%	51.8%	51.7%
2020 Median Age	35.4	35.0	34.2
2025 Male Population	49.7%	49.0%	49.1%
2025 Female Population	50.3%	51.0%	50.9%
2025 Median Age	37.0	36.1	35.3

In the identified area, the current year population is 248,870. In 2020, the Census count in the area was 237,414. The rate of change since 2020 was 0.90% annually. The five-year projection for the population in the area is 256,993 representing a change of 0.64% annually from 2025 to 2030. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 39.6.

Race and Ethnicity			
2025 White Alone	50.9%	40.8%	36.3%
2025 Black Alone	23.6%	28.6%	35.3%
2025 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2025 Asian Alone	3.8%	6.4%	5.7%
2025 Pacific Islander Alone	0.0%	0.0%	0.1%
2025 Other Race	8.3%	11.5%	10.8%
2025 Two or More Races	12.6%	11.9%	11.0%
2025 Hispanic Origin (Any Race)	21.2%	24.0%	21.0%

Persons of Hispanic origin represent 21.0% of the population in the identified area compared to 19.7% 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 81.1 in the identified area, compared to 72.7 for the U.S. as a whole.

Households			
2025 Wealth Index	112	107	93
2010 Households	3,676	34,777	88,567
2020 Households	3,976	38,750	101,707
2025 Households	4,019	39,350	107,394
2030 Households	4,034	39,856	111,698
2010-2020 Annual Rate	0.79%	1.09%	1.39%
2020-2025 Annual Rate	0.21%	0.29%	1.04%
2025-2030 Annual Rate	0.07%	0.26%	0.79%
2025 Average Household Size	2.44	2.41	2.28

The household count in this area has changed from 101,707 in 2020 to 107,394 in the current year, a change of 1.04% annually. The five-year projection of households is 111,698, a change of 0.79% annually from the current year total. Average household size is currently 2.28, compared to 2.29 in the year 2020. The number of families in the current year is 55,967 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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	1 mile	3 mile	5 mile
Mortgage Income			
2025 Percent of Income for Mortgage	29.1%	30.3%	31.1%
Median Household Income			
2025 Median Household Income	$104,916	$92,066	$88,027
2030 Median Household Income	$125,303	$106,618	$100,643
2025-2030 Annual Rate	3.62%	2.98%	2.71%
Average Household Income			
2025 Average Household Income	$134,761	$131,968	$122,957
2030 Average Household Income	$151,532	$146,507	$135,236
2025-2030 Annual Rate	2.37%	2.11%	1.92%
Per Capita Income			
2025 Per Capita Income	$54,923	$54,798	$53,023
2030 Per Capita Income	$61,803	$60,932	$58,745
2025-2030 Annual Rate	2.39%	2.14%	2.07%
GINI Index			
2025 Gini Index	43.7	45.3	44.2
Households by Income			

Current median household income is $88,027 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $100,643 in five years, compared to $92,476 all U.S. households.

Current average household income is $122,957 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $135,236 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $53,023 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $58,745 in five years, compared to $50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	82	79	77
2010 Total Housing Units	4,143	39,486	101,010
2010 Owner Occupied Housing Units	2,315	18,905	41,948
2010 Renter Occupied Housing Units	1,360	15,872	46,620
2010 Vacant Housing Units	467	4,709	12,443
2020 Total Housing Units	4,225	41,486	109,503
2020 Owner Occupied Housing Units	2,574	21,199	46,652
2020 Renter Occupied Housing Units	1,402	17,551	55,055
2020 Vacant Housing Units	236	2,744	7,800
2025 Total Housing Units	4,236	41,790	115,479
2025 Owner Occupied Housing Units	2,713	22,870	51,166
2025 Renter Occupied Housing Units	1,306	16,480	56,228
2025 Vacant Housing Units	217	2,440	8,085
2030 Total Housing Units	4,266	42,428	119,580
2030 Owner Occupied Housing Units	2,829	23,927	54,155
2030 Renter Occupied Housing Units	1,205	15,929	57,543
2030 Vacant Housing Units	232	2,572	7,882
Socioeconomic Status Index			
2025 Socioeconomic Status Index	56.7	51.3	50.1

Currently, 44.3% of the 115,479 housing units in the area are owner occupied; 48.7%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 109,503 housing units in the area and 7.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.02%. Median home value in the area is $437,140, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 2.01% annually to $482,890.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
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