



Colliers

The Crossings at Four Corners

3240 South Cobb Drive SE

Smyrna, GA

Whitney Spangler

Senior Vice President

+1 404 574 1046

whitney.spangler@colliers.com

David Martos

Vice President

+1 404 574 1003

david.martos@colliers.com

Property Details

1,300 SF - 3,644 SF Available

The Crossings at Four Corners is a 153,000 SF redevelopment project located in Smyrna, GA, which includes the renovation of approximately 55,000 SF of retail space and development of several outparcels.

Join Kroger Foods’ 93,005 SF store, complete with a drive-thru pharmacy and fuel station. Upon completion, the entire redevelopment will reach 230,000 SF.

- One of the strongest performing neighborhood centers in GA with 9th most visited Kroger in the state
- New traffic light at north property line and S. Cobb Drive
- Join Kroger, McDonald’s, T-Mobile, America’s Best Contacts, Phenix Salon Suites, Papa John’s, Pet Supplies Plus, Christian Brothers Automotive, Regions, & LaVida Massage.

2.5M TOTAL VISITORS IN 2025

DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Population	9,781	90,059	239,097
Total Households	4,055	36,724	99,646
Average HH Income	\$89,109	\$92,717	\$94,801
Daytime Population	8,968	81,143	261,628



34,000 VPD
South Cobb Drive

22,800 VPD
Concord Road



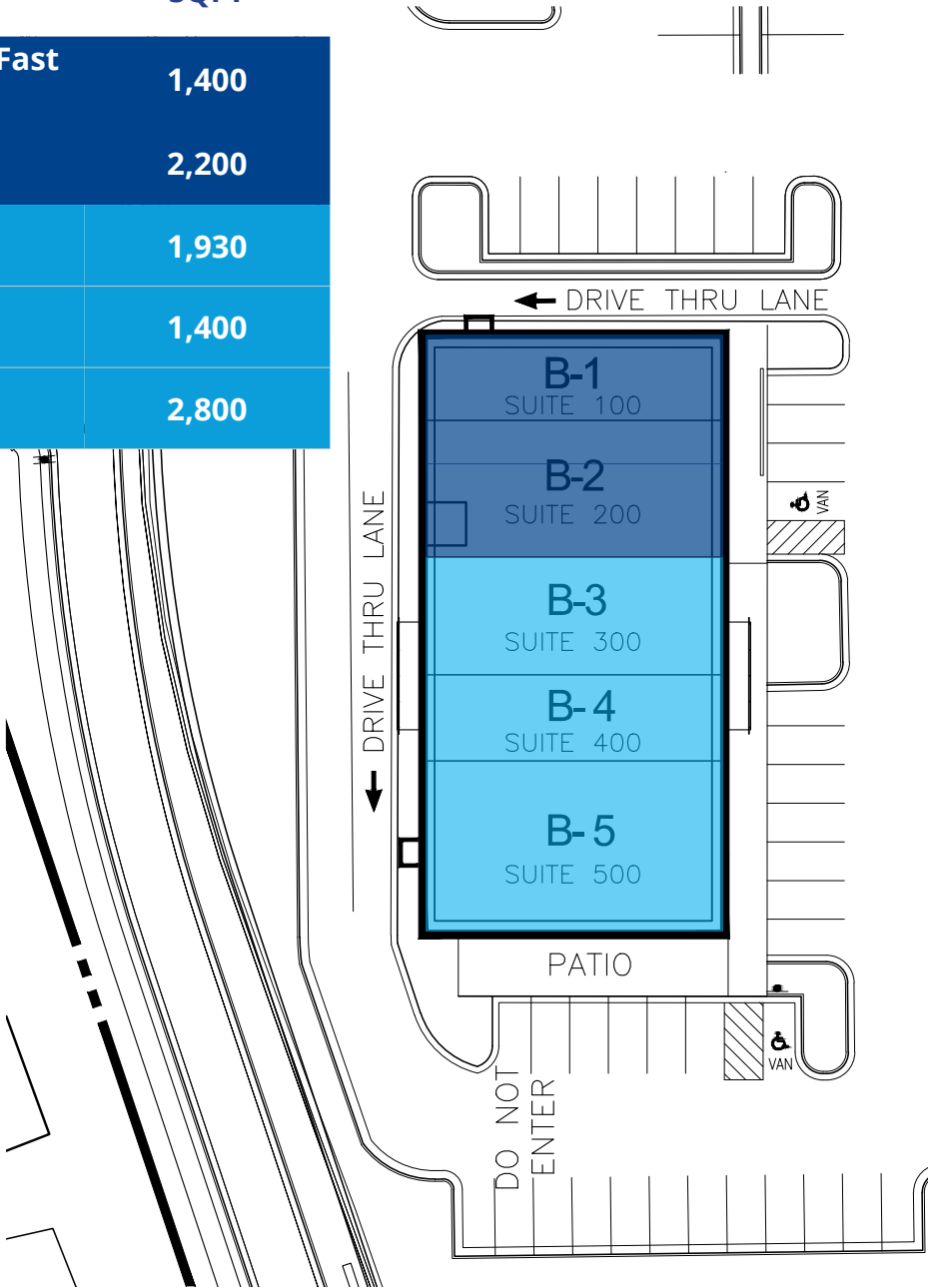
Site Plan

Suite	Tenant	SQFT
C1	T-Mobile	1,264
C2	Oxford Cleaners	1,200
C3	No.1 China	1,197
C4	Nail Style	1,500
C5	Wing Stop	1,497
C6	Papa Johns	1,500
C7	Jersey Mikes	1,079
C8	Available	1,131
C9	Lavida Massage	2,505
C10	Pita Mediterranean	2,509
C11	America's Best Contacts	3,258
C12	Brighten Your Smile	1,697
C13/14	Phenix Salon Suites	8,842
C15	Available	3,644
C16	Davita Dialysis	8,514
C18	Pet Supplies Plus	8,058
C20	5 Star Beauty	10,106
Anchor	Kroger	93,005
A1	The Learning Experience	10,000
B1	At Lease with National Fast Casual Restaurant	1,400
B2	At Lease with National Specialty Fitness	2,200
B3	BTS	1,930
B4	BTS	1,400
B5	BTS	2,800
OL1	Christian Bros. Auto	5,775
OL 4	Dutch Bros. Coffee	705
OL5	Regions Bank	1,500
OL6	McDonald's	3,915
OL7	Meineke	2,729



Site Plan - Building B

Suite	Tenant	SQFT
B1	At Lease with National Fast Casual Restaurant	1,400
B2	At Lease with National Specialty Fitness	2,200
B3	BTS	1,930
B4	BTS	1,400
B5	BTS	2,800



Retail Trade Area

