

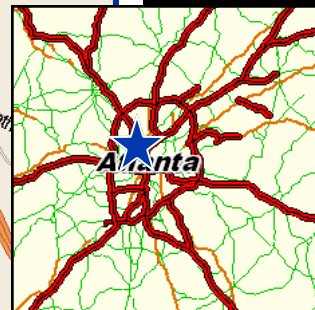
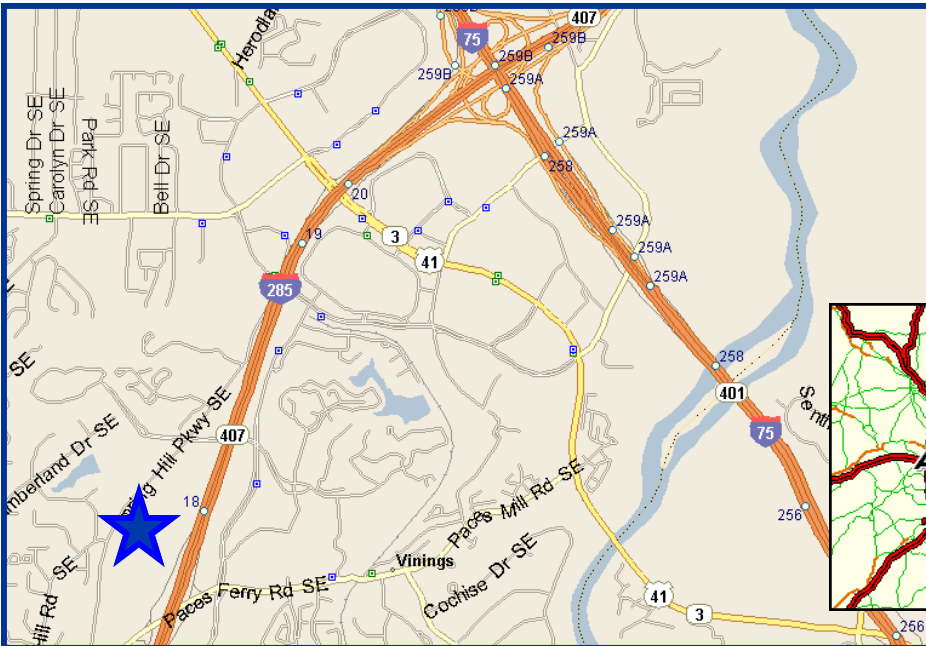
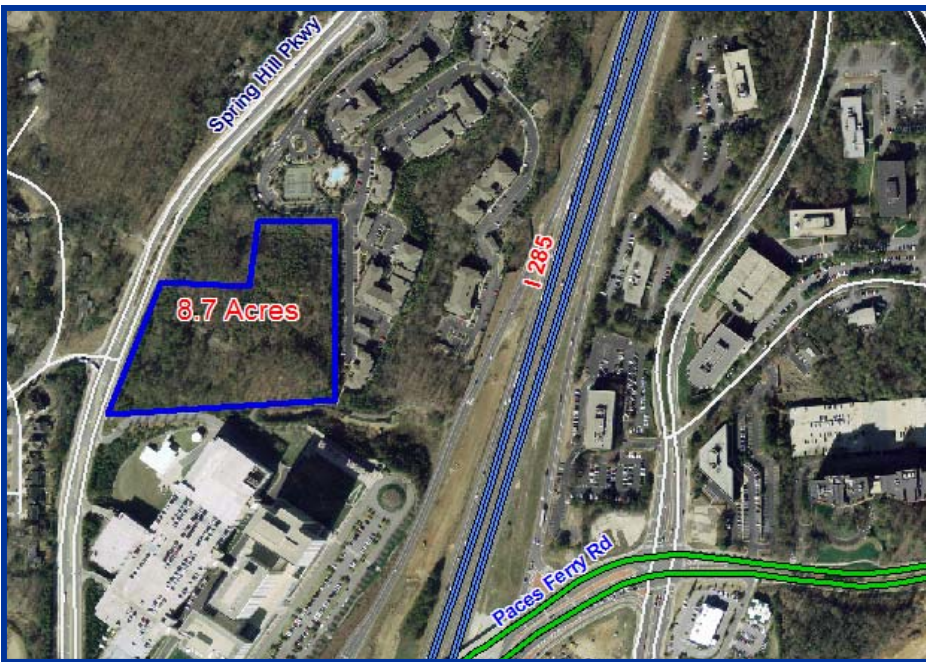
# FOR SALE

±8.7 ACRES  
HIGH RISE OFFICE SITE

SPRING HILL PARKWAY  
AT PACES FERRY ROAD  
SMYRNA, GA 30080  
COBB COUNTY

## FEATURES:

- ±8.7 Acres
- 500' Road Frontage on Spring Hill Parkway
- Zoned OHR (Office High Rise)
- All Utilities Available
- Traffic Counts  
I-285 - 171,620  
Paces Ferry - 18,710/17,630
- Topography falls East toward I-285
- Easy accessibility to I-285, I-75, and Cumberland Mall
- Minutes from Buckhead and Downtown Atlanta
- For Sale at \$8,500,000



EXCLUSIVELY MARKETING BY:

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Atlanta, GA 30326

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Fax: 404.442.2811

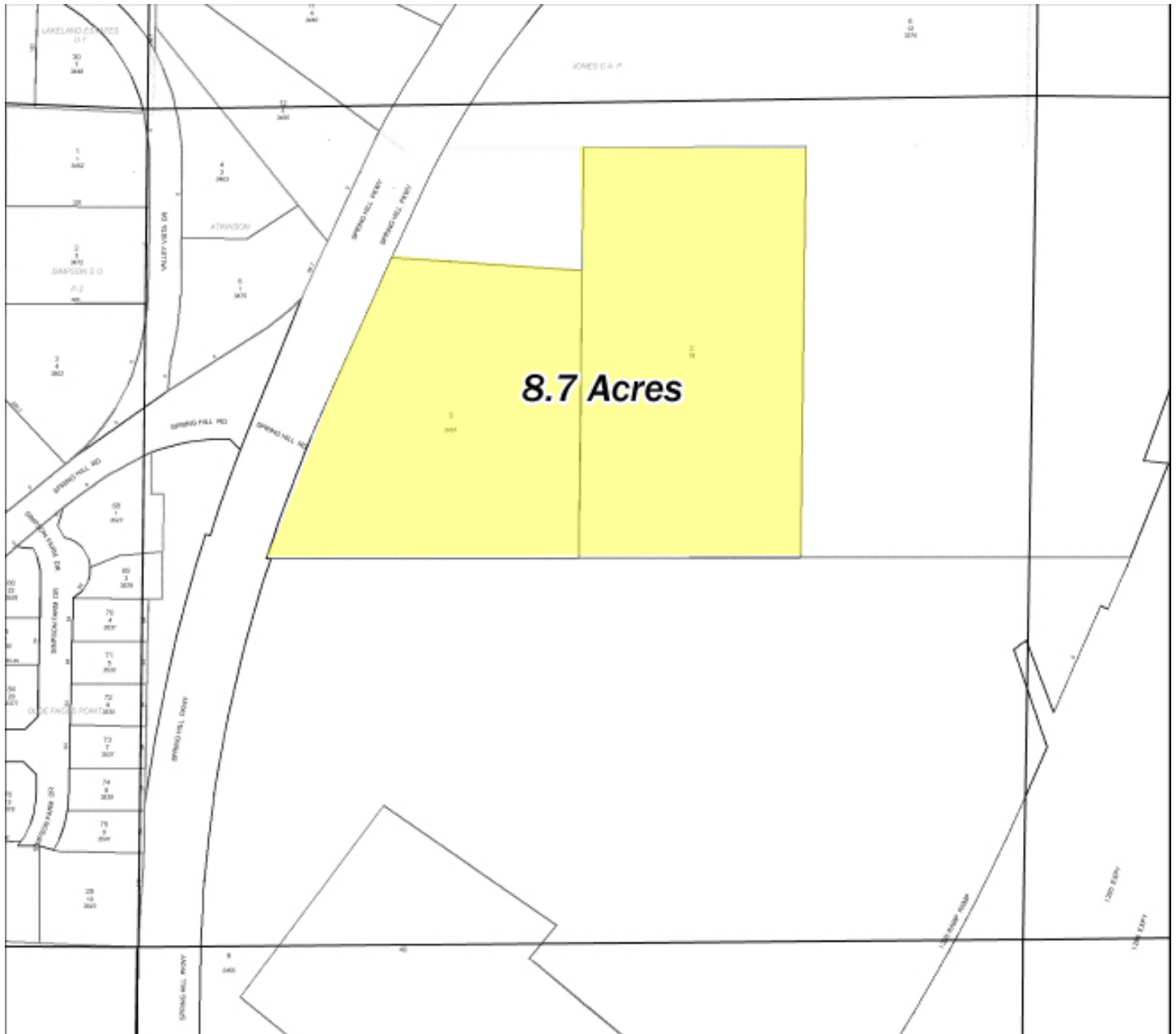
C O M M E R C I A L R E A L E S T A T E

Every effort has been made to obtain accurate information from the owner of the property and sources we believe to be reliable. However, we assume no liability for errors and omissions.

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