

PRIME RETAIL SPACE ADJACENT TO KOHL'S

Austell, GA 30106 | 1825 East West Connector | Austell Rd & East West Connector | #442



AVAILABLE SF:
24,200 SF

FRONTAGE:
APPROX. 98'2"

ZONING:
COMMERCIAL

RATES:
CALL FOR DETAILS

- 24,200 SF junior anchor endcap available at main Austell retail intersection
- Directly next to Kohl's and Ross
- Prominent visibility and exposure fronting Austell Rd
- Multiple signalized and full access points

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 POPULATION	9,371	60,028	170,417	East West Connector	39,500 AADT
2018 DAYTIME POPULATION	14,786	50,442	131,489	Austell Road	30,400 AADT
2018 AVERAGE HH INCOME	68,247	77,385	78,172		
2018 MEDIAN HH INCOME	51,026	59,929	58,323		

AREA ANCHORS



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
PATRICK BENTLEY • patrick.bentley@tscg.com • 770.955.2434



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TSCG

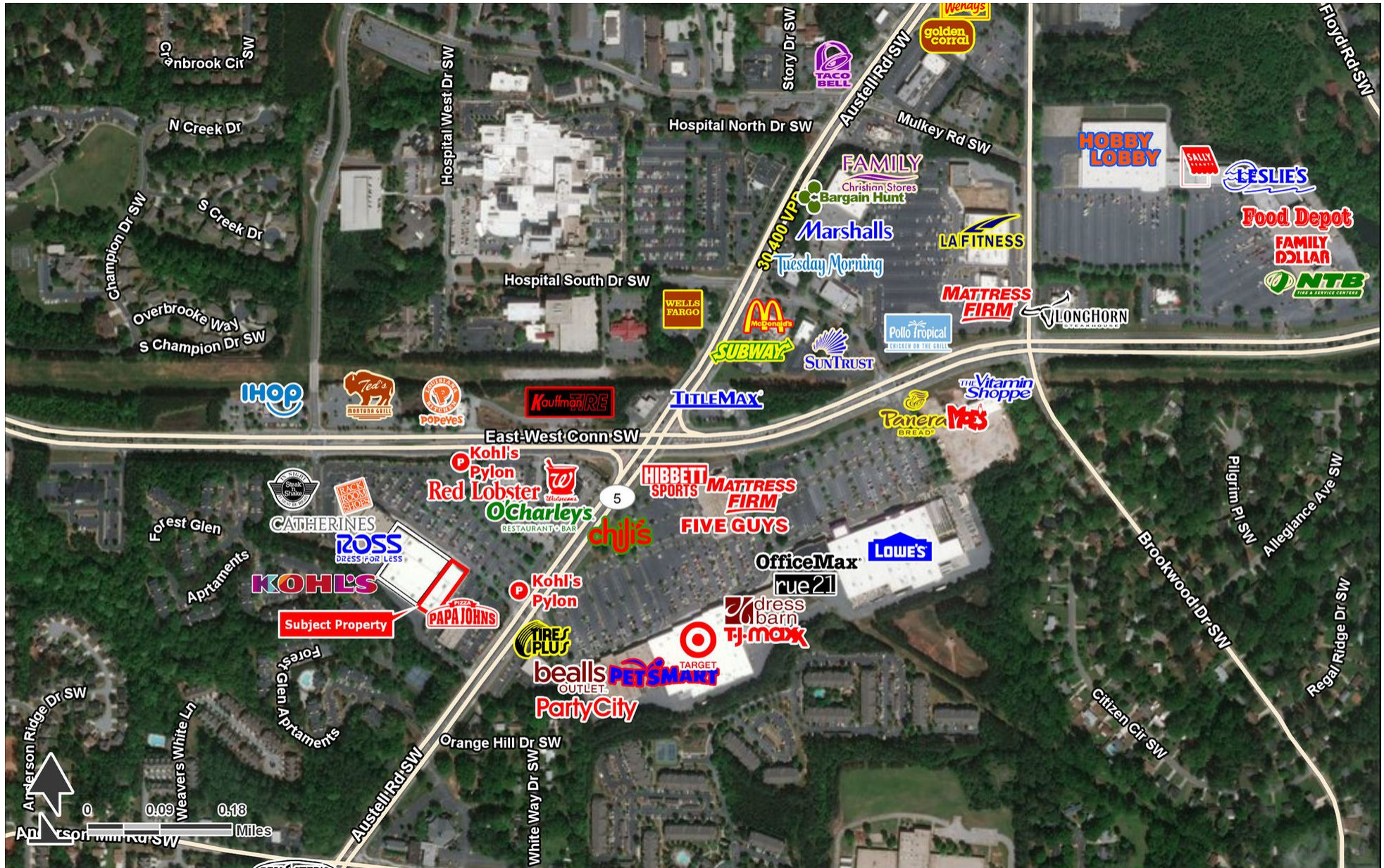
Stan Johnson Co.
 THE NET LEASE AUTHORITY™

CHAINLINKS
 RETAIL ADVISORS

Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

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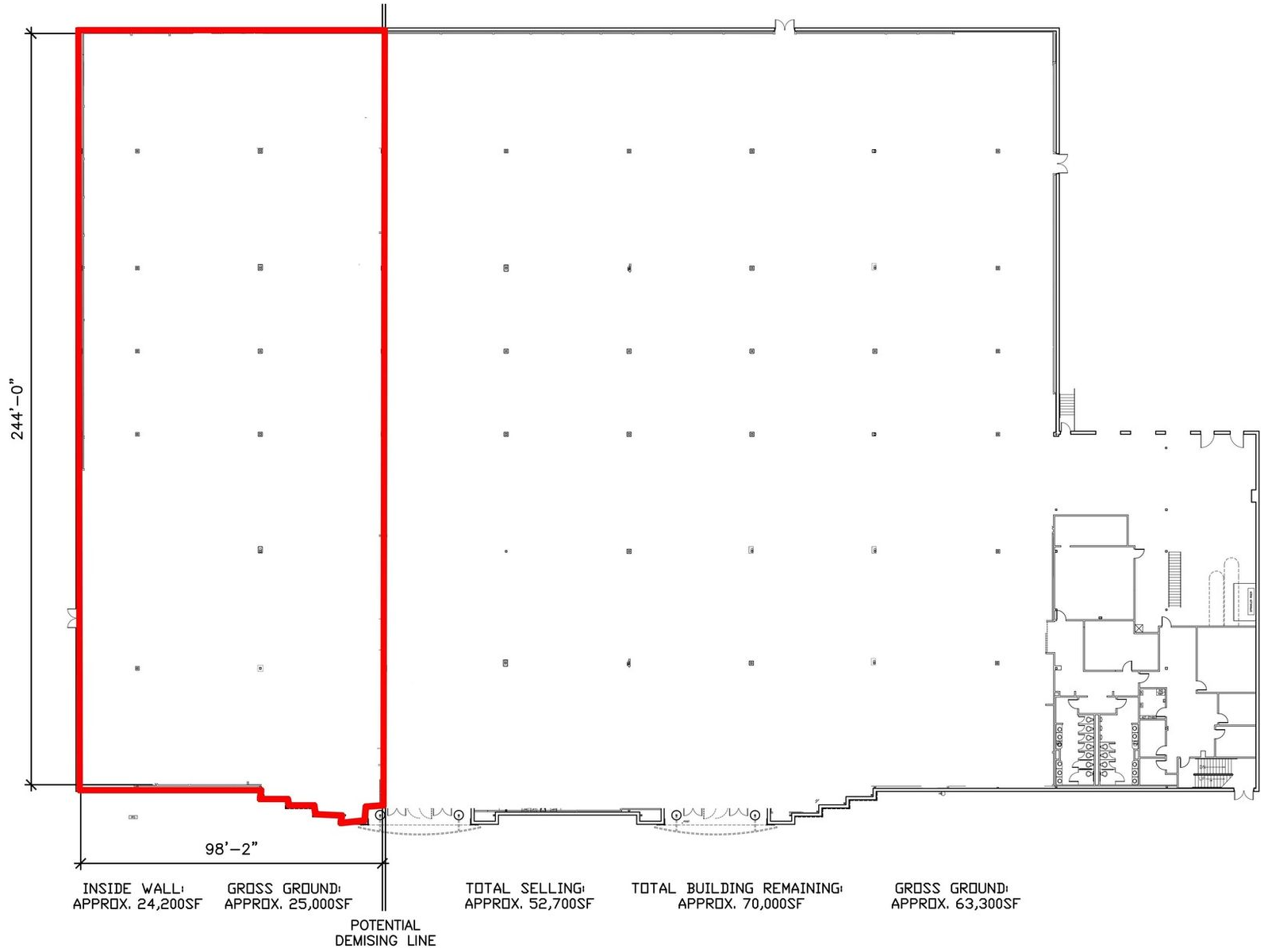
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#10442 Austell, GA
Updated: 3/6/18



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