

EAST WEST COMMONS

1757 East West Connector, Austell, GA 30106

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Dominant power center in Austell anchored by Target, Lowe's, T.J. Maxx, Beall's, PetSmart & Party City



PROPERTY HIGHLIGHTS

- 9,750 SF, 3,700 SF & 2,925 SF available fronting East-West Connector
- Co-Tenants: Target, Lowes, T.J. Maxx, PetSmart, Beall's, Party City & OfficeMax
- Signalized access
- Excellent visibility, frontage and exposure to East West Connector (36,000 VPD)
- Less than 0.5 miles from Wellstar 382-bed Cobb Hospital.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|--------|---------|---------|
| Population | 10,369 | 61,333 | 173,888 |
| Daytime Population | 10,059 | 20,128 | 46,252 |
| Average Household Income (\$) | 67,869 | 75,767 | 74,292 |

EXCLUSIVE AGENT(S)

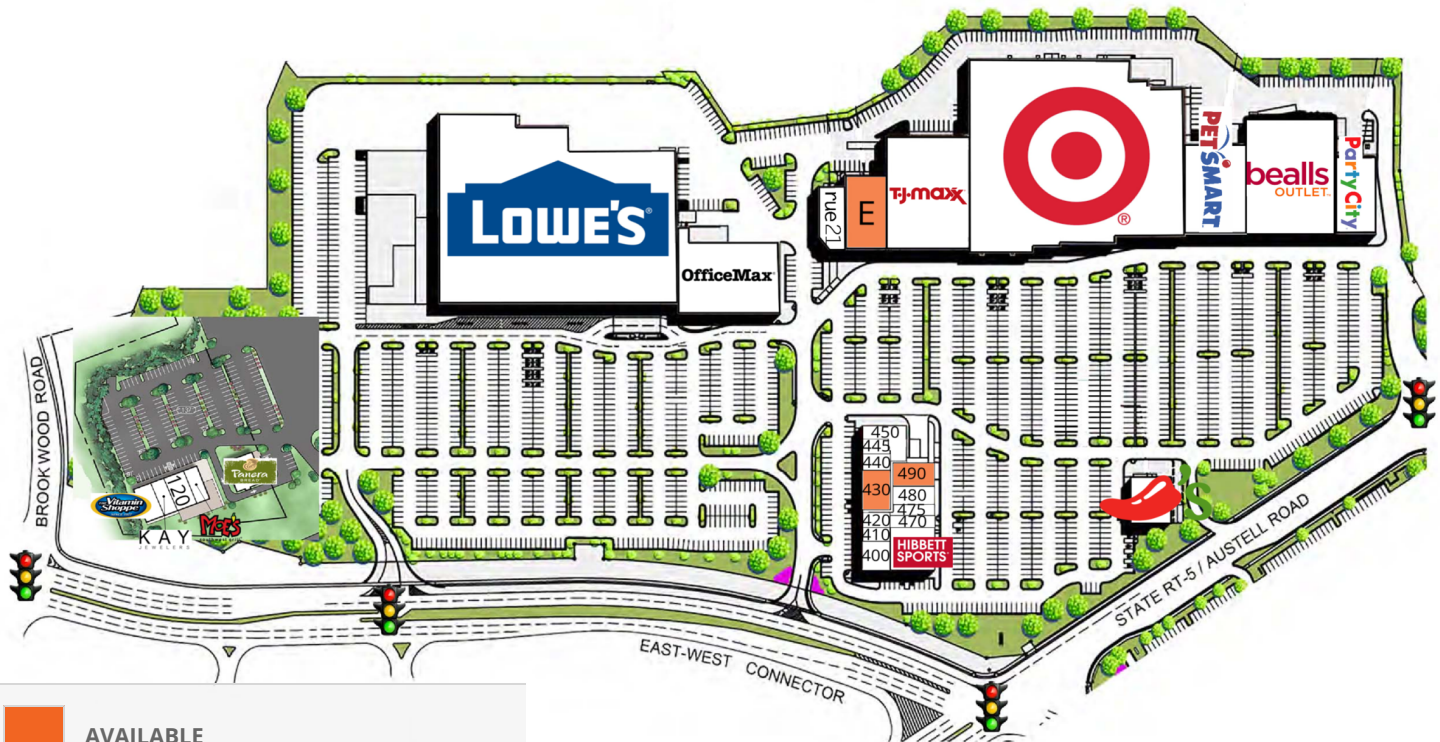
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SITE PLAN



AVAILABLE

UNAVAILABLE

| SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE |
|------------|-----------------------|-----------------|------------|---------------------------|-----------------|----------|---------------------|-----------------|
| 100 | Panera Bread | 4,300 SF | 440 | Edible Arrangements | 1,006 SF | C | OfficeMax | 23,500 SF |
| 110 | Moe's Southwest Grill | 2,240 SF | 445 | N/A | 0 SF | D | rue21 | 5,070 SF |
| 120 | Okinawa Restaurant | 3,000 SF | 450 | Five Guys Burgers & Fries | 3,220 SF | E | Available | 9,750 SF |
| 130 | Kay Jewelers | 2,265 SF | 460 | Hibbett Sports | 6,000 SF | F | T.J. Maxx | 30,000 SF |
| 140 | Vitamin Shoppe | 3,003 SF | 470 | Chiropractor | 1,630 SF | G | Target | 115,000 SF |
| 400 | Austell Vision Center | 2,500 SF | 475 | GameStop | 1,456 SF | H | PetSmart | 18,000 SF |
| 410 | Great Clips | 2,500 SF | 480 | T-Mobile | 2,303 SF | I | Beall's Outlet | 30,000 SF |
| 420 | Nail Salon | 1,250 SF | 490 | Available | 2,925 SF | J | Party City | 11,040 SF |
| 430 | Available | 3,706 SF | B | Lowe's | 123,000 SF | K | Chili's Bar & Grill | 5,532 SF |

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