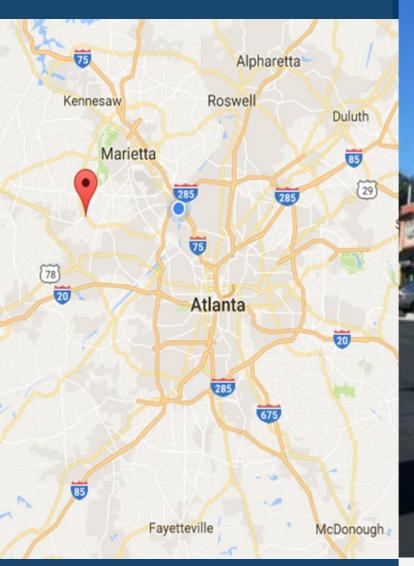
Austell Promenade

2860 East-West Connector Austell, Georgia 30106





Leasing Contacts

Allie Hodge (678) 501-5342

Marrissa Chanin: (678) 501-5341

Email: info@riverwoodproperties.com

Austell Promenade is located on the East-West Connector just East of Powder Springs Road in a high density, commercial corridor of Cobb County. The site is located at a signalized intersection just a block from the Super Wal-Mart and in front of Regal Pavilion, which includes the 22 screen Regal Cinema, Gold's Gym, and miscellaneous shops. This site offers both excellent visibility and access to eastbound and westbound traffic.

Intersection: East-West Connector & Powder Springs

RIVERWOOD

Rd

Daily Traffic Counts: 34,680 Vehicles Per Day

Site Access: Property is accessible via the signalized

intersection directly in front of the property.

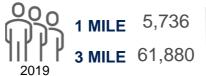
Austell Promenade

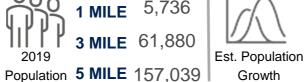
101	Oriental Cafe Sushi Bar & Chinese Cuisine	2,100
102	Retail Space Available	1,750
103	Courtesy Finance of GA	1,470
104	Retail Space for Lease	1,470
105	Pizza Hut	1,400
106	Vape World	1,400
107	Ruchda Wings	1,260
108	Super Styles	1,190
109	Retail Space Available	1,190
110	The Nail Place	1,260
111	Cole's Cleaner	2,100
Free Standing	Firehouse Subs	1,750

GLA: 18,340 SF

Availability: 1,190-1,750 SF

AREA DEMOGRAPHICS





1 MILE 4.87% **3 MILE** 4.01%

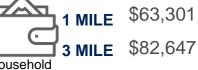
5 MILE 5.05%



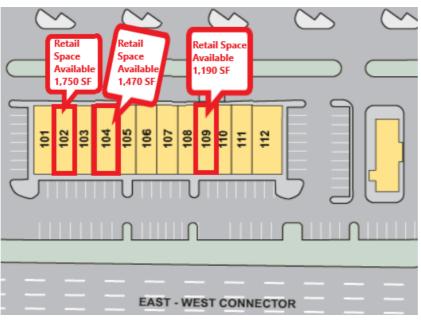
1 MILE 1,922

3 MILE 22,335

5 MILE 55,524



Income **5 MILE** \$87,906





AUSTELL PROMENADE Trade Area Overview

