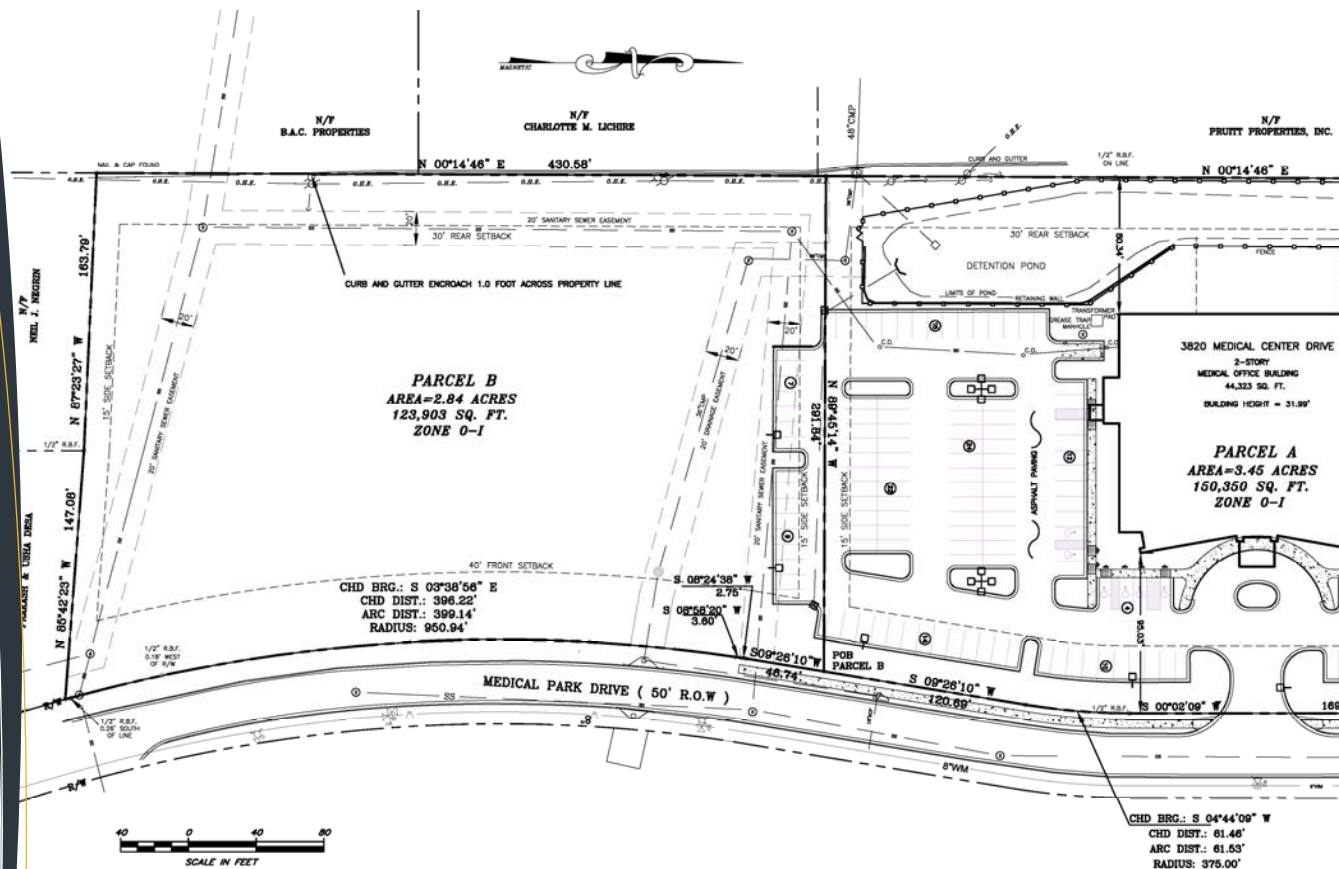


SUMMARY



Site Summary

- The 2.84 acre parcel is located just North of WellStar Cobb Hospital
- WellStar Cobb Hospital is a 372 bed facility, with annual admissions of 21, 960 people. They also have approximately 230,595 outpatient visits per year.
- Dense Daytime Population
- Very strong traffic counts with over 29,000 cars per day on Austell Road
- Area Retailers: Home Depot, Wal-Mart, Hobby Lobby, Marshalls, Lowe's, Target, TJMaxx, Ross, Kohl's

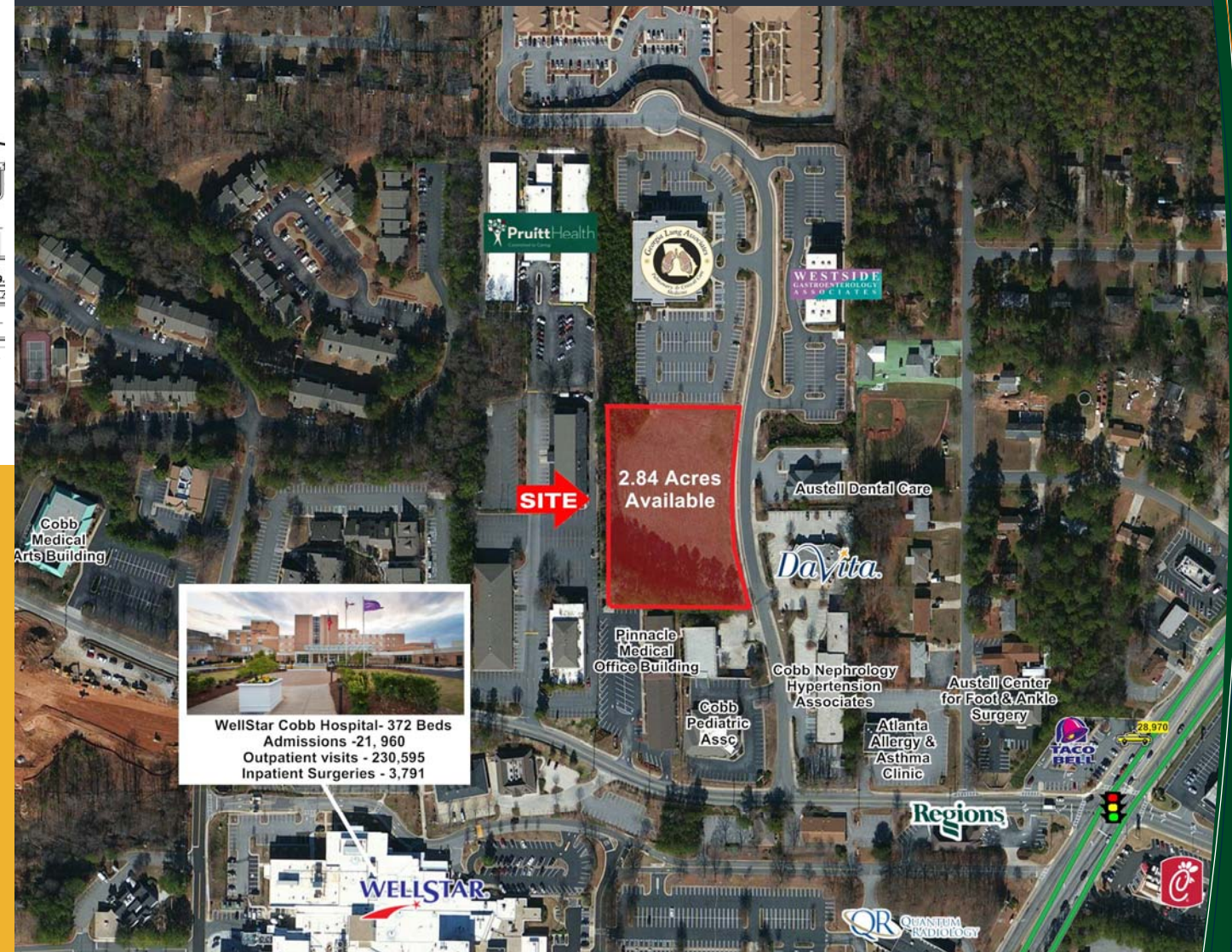
DEMOGRAPHICS:	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
2016 Est. Population	11,827	65,932	180,499
2016 Avg. HH Income	\$ 58,887	\$ 73,806	\$ 73,290
2016 Est. Households	4,582	23,662	64,414
2016 Est. # of Employees	8,760	18,617	44,422

6400 Powers Ferry Road,
Suite 100
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(770)955-0404 Office
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2.84 ACRES AVAILABLE

Austell, (Cobb County) GA



For More Information, Contact:

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WellStar Cobb Hospital- 372 Beds
 Admissions -21, 960
 Outpatient visits - 230,595
 Inpatient Surgeries - 3,791

SITE

WESTSIDE GASTROENTEROLOGY ASSOCIATES

BURGER KING

29,750

Burlington Coat Factory

9,680

5 PEPBOYS AUTO

Wendy's

golden corral

28,970

QR QUANTUM RADIOLOGY

Marshalls

HOBBY LOBBY

PROPOSED LA FITNESS

R RadioShack

FOOD DEPOT

ups

verizon

WELLSTAR

ROSS

Tuesday Morning

MATTRESS FIRM

THE ITALIAN OVEN RESTAURANT

35,160

FAMILY DOLLAR

NTB NATIONAL TIRE & BATTERY WE KNOW TIRES

DOLLAR TREE

Walmart Save money. Live better.

DISCOUNT TIRE

STARBUCKS COFFEE

IHOP

POPEYES CHICKEN & BISCUITS

at&t

Kauffman TIRE

SUBWAY

Pollo Tropical

E West Connector

RED LOBSTER FRESH FROM-LIVE LOBSTERS

ROSS DRESS FOR LESS

KOHL'S

Chili's

OfficeMax

LOWE'S

HIBBETT SPORTS

FIVE GUYS FRESH BURGERS AND FRIES

Great Clips

Carley's

chili's

BEALLS Outlet

PET SMART

TJ-maxx

Party City

TARGET

7,690

16,680