

BROOKWOOD SQUARE II

3999 Austell Road, Austell, GA 30106

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Excellent access and exposure to the East-West Connector and Austell Road



PROPERTY HIGHLIGHTS

- Available: 1,680 SF
- Great signage opportunity
- Excellent ingress/egress to the site
- Dense retail presence in market
- Located directly across from WellStar Cobb Hospital
- GA DOT Traffic Counts: East West Connector-37,000 AADT / Austell Rd-31,300 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	12,980	63,691	180,520
Average Household Income (\$)	70,234	79,425	79,055
Daytime Population	17,678	52,824	138,669

EXCLUSIVE AGENT(S)

AMY KENNEDY • amy.kennedy@tscg.com • 770.955.2434

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
B0A	Jimmy John's	1,750 SF	B0G	Austell Smiles	4,200 SF
B0C	Rio Brazilian Wax	1,400 SF	BN	Mattress Firm	4,550 SF
B0E	Available	1,680 SF			

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