

**GROUND LEASE
OR BUILD-TO-SUIT**

2615 East West Connector

Austell, Georgia 30106 | Cobb County



OVERVIEW

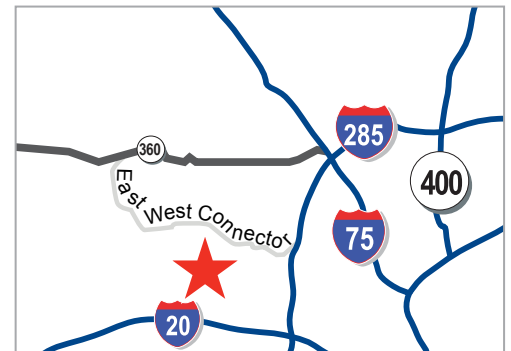
Available land for ground lease or build to suit with 160 feet of frontage on the East West Connector. The property offers lighted full movement access and drive-thru configuration making it suitable for fast food or quickserve business. The property is zoned CRC – Cobb County use with all utilities available.

LOCATION

This property is located at the busy corner of the East West Connector and Tramore Pointe Parkway adjacent to East West Marketplace as well as several national retail stores. Nearby retailers include two Walmart Supercenters, RaceTrac, Goodwill, Regal Cinemas, BB&T and East West Commons Shopping Center. The property is located in the center of Kaiser Permanente West Cobb Medical Center and WellStar Cobb Hospital.

SPACE AVAILABLE

1.09 Acres



DEMOGRAPHICS (2015)

	1-MILE	3-MILE	5-MILE
POPULATION:	8,288	55,509	150,618
HOUSEHOLDS:	3,179	19,628	52,457
AVG HH INCOME:	\$58,251	\$72,171	\$75,663

TRAFFIC COUNTS

- 35,900 VPD on East West Connector
- 29,400 VPD on Austell Road

LEO WIENER
770.913.3930 | lwiener@ackermanco.net
www.ackermanco.com

SEAN W. PATRICK, CCIM
770.913.3946 | spatrick@ackermanco.net

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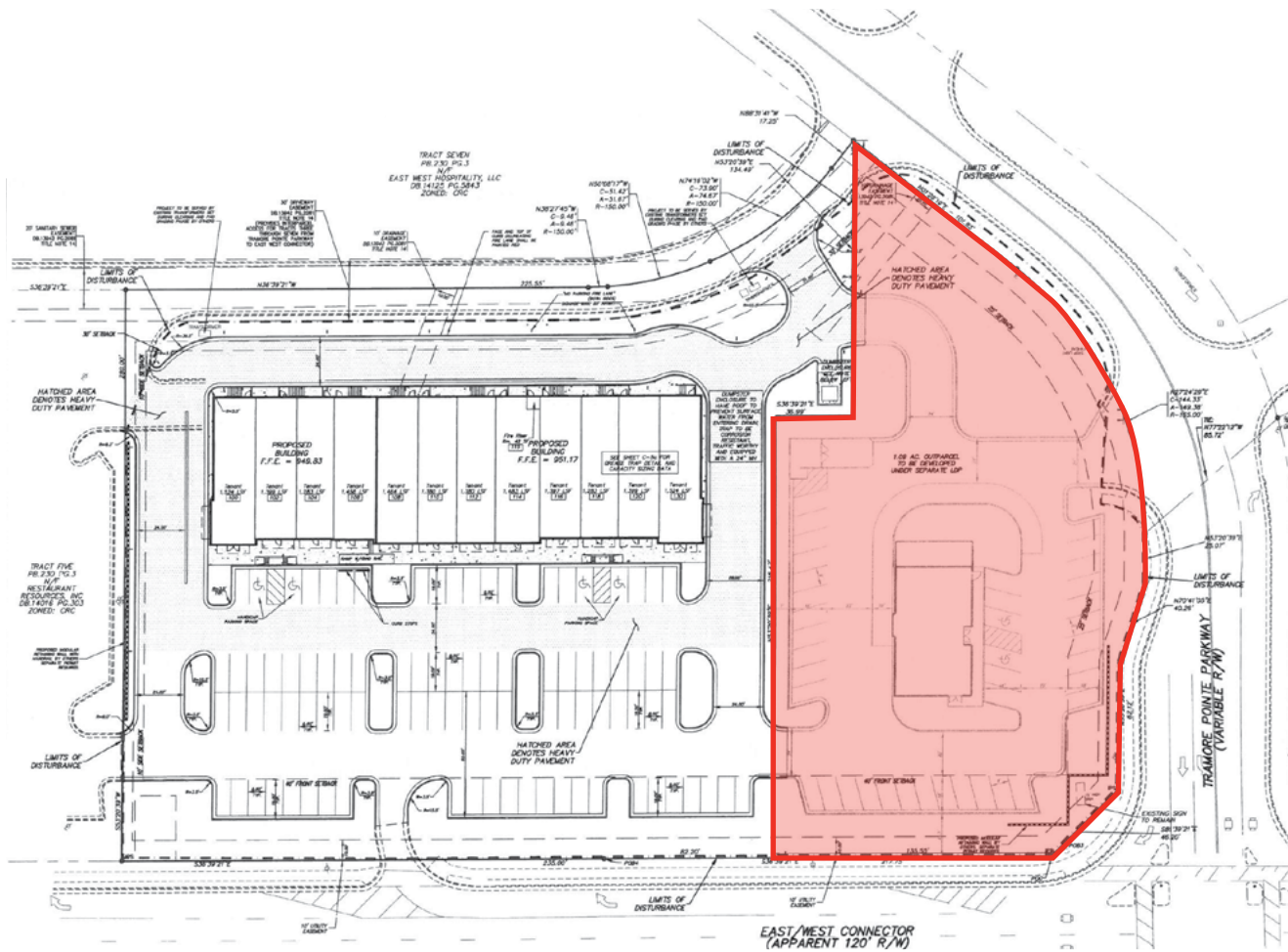
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FOR LEASE: 1.09 Acres

Austell, Georgia 30106
Cobb County

SITE PLAN



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