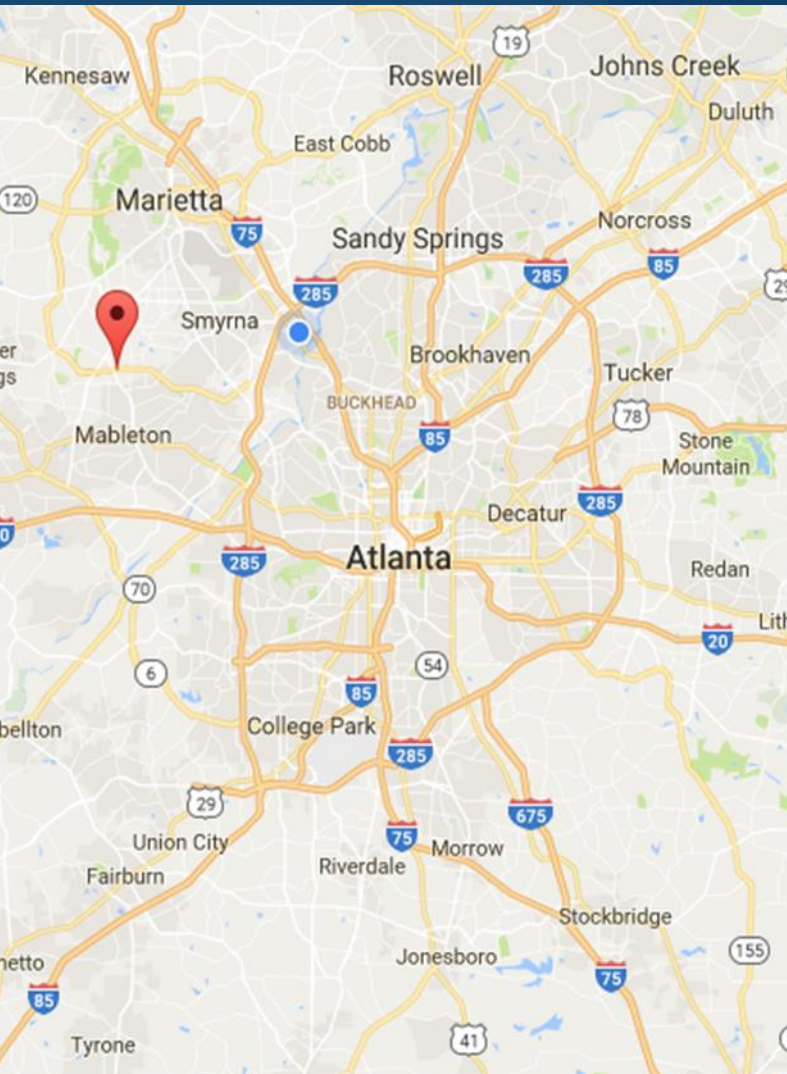


# East West Crossroads

1133 East-West Connector  
Austell, Georgia 30106



## Leasing Contacts

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The East West Crossroads shopping center is located 17 miles west of downtown Atlanta, in the well known city of Austell. The increasing population and strong traffic counts of 38,000+ vehicles per day makes this an ideal shopping center for national and regional tenants. This Walmart shadow shopping center is able to draw a steady flow of traffic for any retail or restaurant user.

**Intersection:** East-West Connector & Floyd Rd

**Daily Traffic Counts:** 38,460 Vehicles Per Day

**Site Access:** Easy access with multiple curb cuts on East-West Connector & signalized intersection at East-West Connector & Floyd Road.



# East West Crossroads

110	Honey Baked Ham	2,940
120/ 130	Thomas Dental Group	2,520
140	Sprint	1,596
150	State Farm	1,680
160	Angry Dragon Drive Thru Vapors	1,428
300	J. Buffalo Wings	1,400
310	Sally Beauty Supply	1,600
320	Dollar Tree	8,000
360	Shoe Show	6,000
380	Batteries Plus	2,000

GLA: 29,164 SF

Availability: 100%  
Leased

## AREA DEMOGRAPHICS



2019  
Population  
1 MILE 9,186  
3 MILE 65,967  
5 MILE 195,669



Est. Population  
Growth  
1 MILE 3.09%  
3 MILE 5.27%  
5 MILE 5.13%



Household 2019  
1 MILE 3,505  
3 MILE 24,725  
5 MILE 71,966



Household  
Income  
1 MILE \$93,088  
3 MILE \$83,959  
5 MILE \$87,704



EAST WEST  
CROSSROADS  
*Trade Area Overview*

RIVERWOOD  
PROPERTIES, LLC