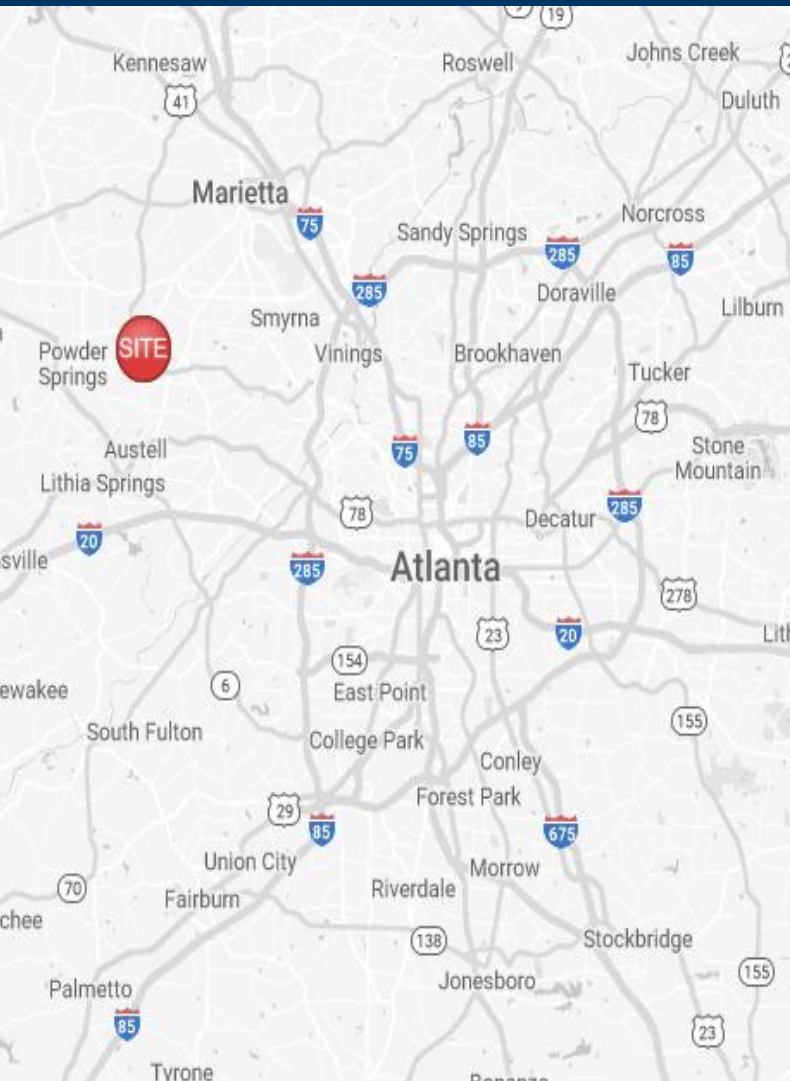


Austell Promenade

2860 East-West Connector
Austell, Georgia 30106

RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

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Property Highlights

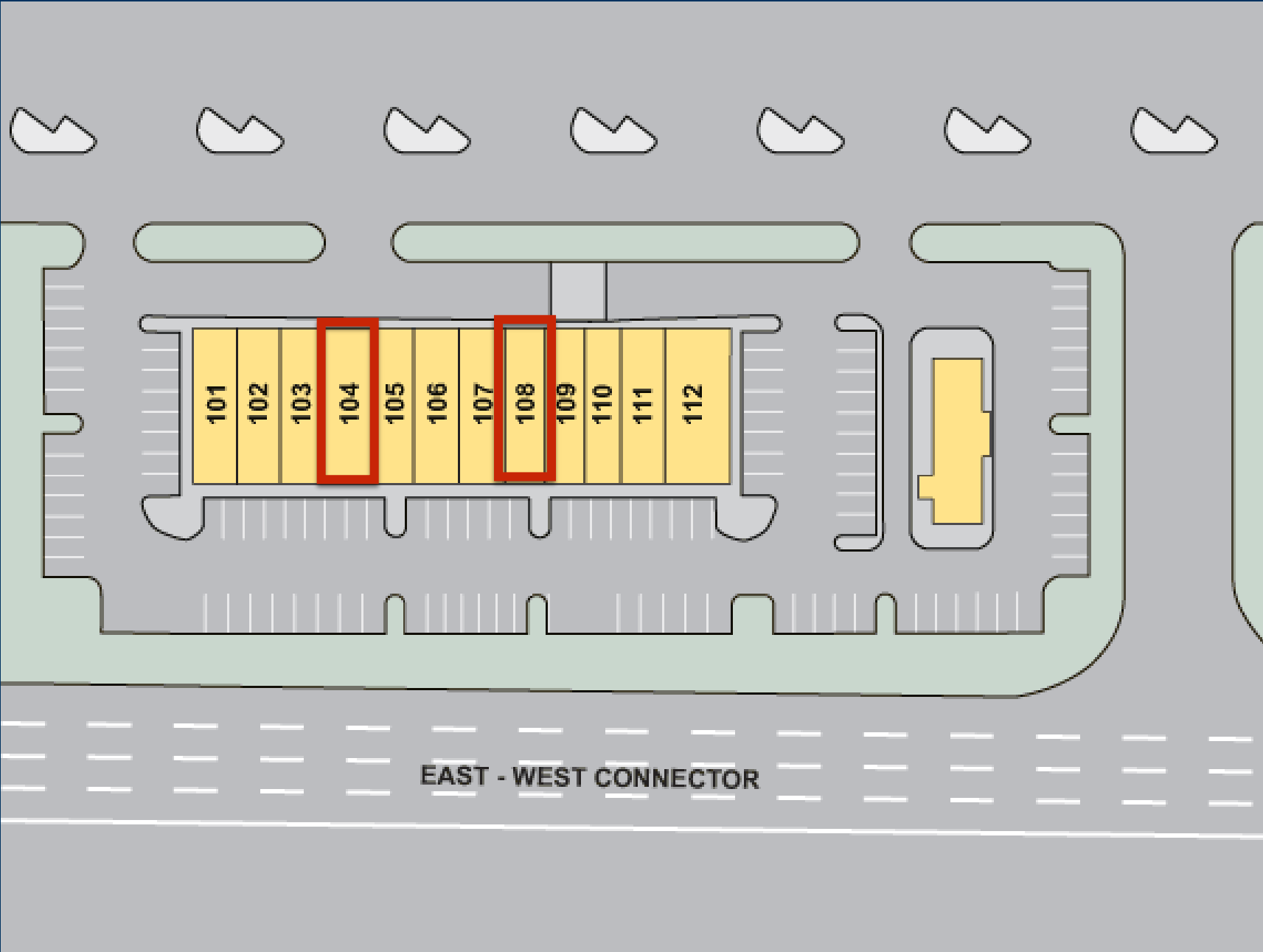
- Austell Promenade is located on the East-West Connector just East of Powder Springs Road in a high density, commercial corridor of Cobb County.
- The site is located at a signalized intersection just a block from the Super Wal-Mart and in front of Regal Pavilion, which includes the 22 screen Regal Cinema, Gold's Gym, and miscellaneous shops.
- This site offers both excellent visibility and access to eastbound and westbound traffic.
- Retail Spaces Available | 1,190-1,470 SF

Site Access: Property is accessible via the signalized intersection directly in front of the property.

Austell Promenade

TENANTS

101	Oriental Cafe Sushi Bar & Chinese Cuisine	2,100
102	Live & Dwell Real Estate	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	Retail Space for Lease	1,190
109	J. Wesley & Company	1,190
110	The Nail Place	1,260
111	Cole's Cleaner	2,100
Free Standing	Firehouse Subs	1,750
GLA		18,340
Available		1,190-1,470



AREA DEMOGRAPHICS



2023
Population

1 MILE	5,834
3 MILE	62,246
5 MILE	161,042



2023 Daytime
Population

1 MILE	1,704
3 MILE	19,096
5 MILE	40,714



Household 2023

1 MILE	2,119
3 MILE	22,012
5 MILE	56,188



Household
Income

1 MILE	\$94,000
3 MILE	\$110,163
5 MILE	\$117,571



AUSTELL PROMENADE

Trade Area Overview