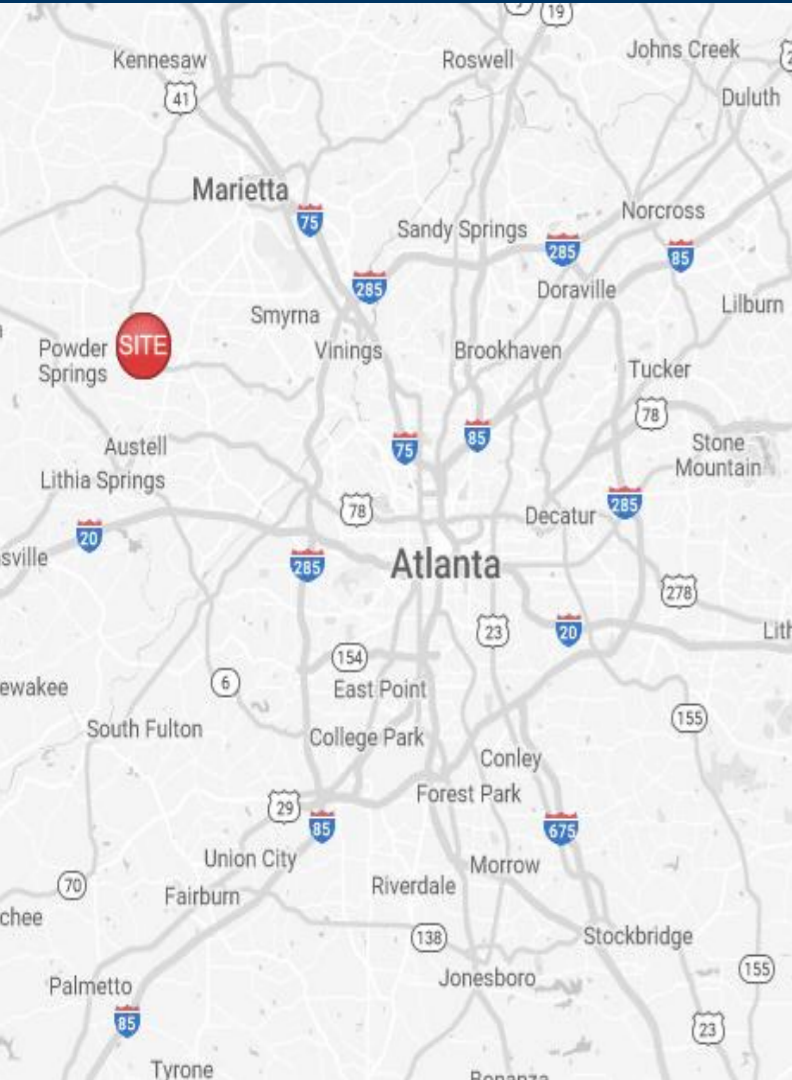


Austell Promenade

2860 East-West Connector
Austell, Georgia 30106



Leasing Contacts

Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

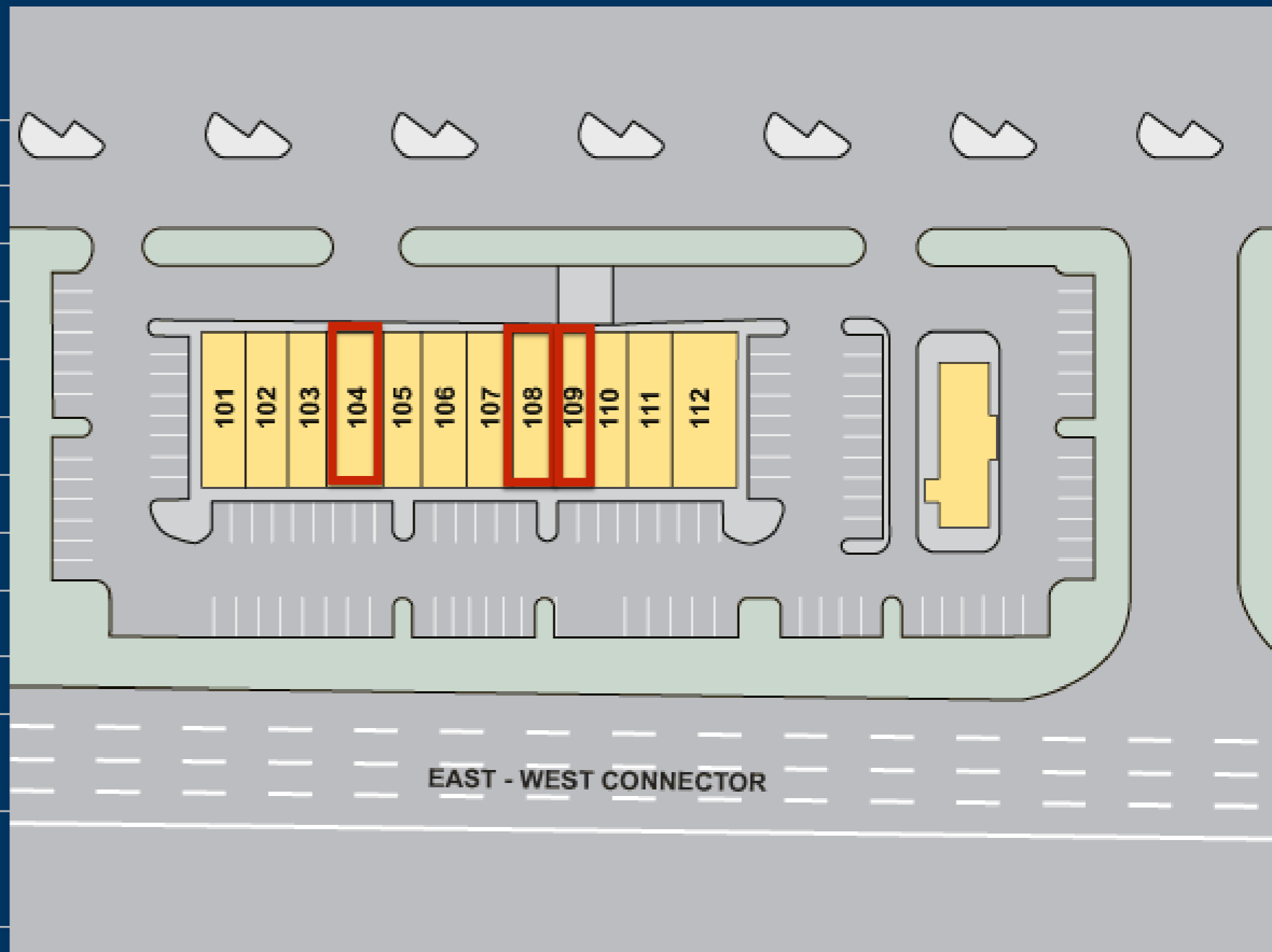
Property Highlights

- 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 Walmart 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 | 1,190-2,380 SF

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	Retail Space for Lease	1,190
110	The Nail Place	1,260
111	Cole's Cleaner	2,100
Free Standing	Firehouse Subs	1,750
	GLA	18,340
	Available	1,190-2,380 SF



AUSTELL PROMENADE

Site Plan

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