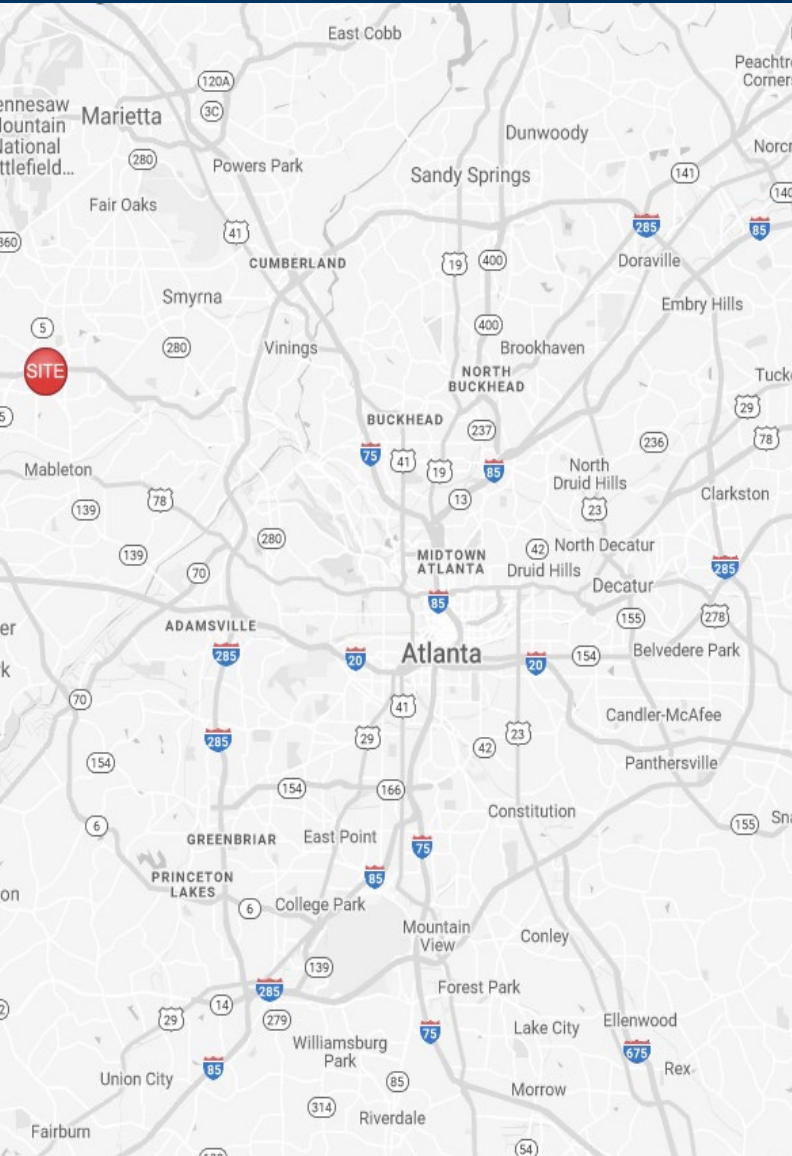


East West Crossroads

1133 East-West Connector
Austell, Georgia 30106

RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

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Property Highlights

- 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.
- 100% Leased

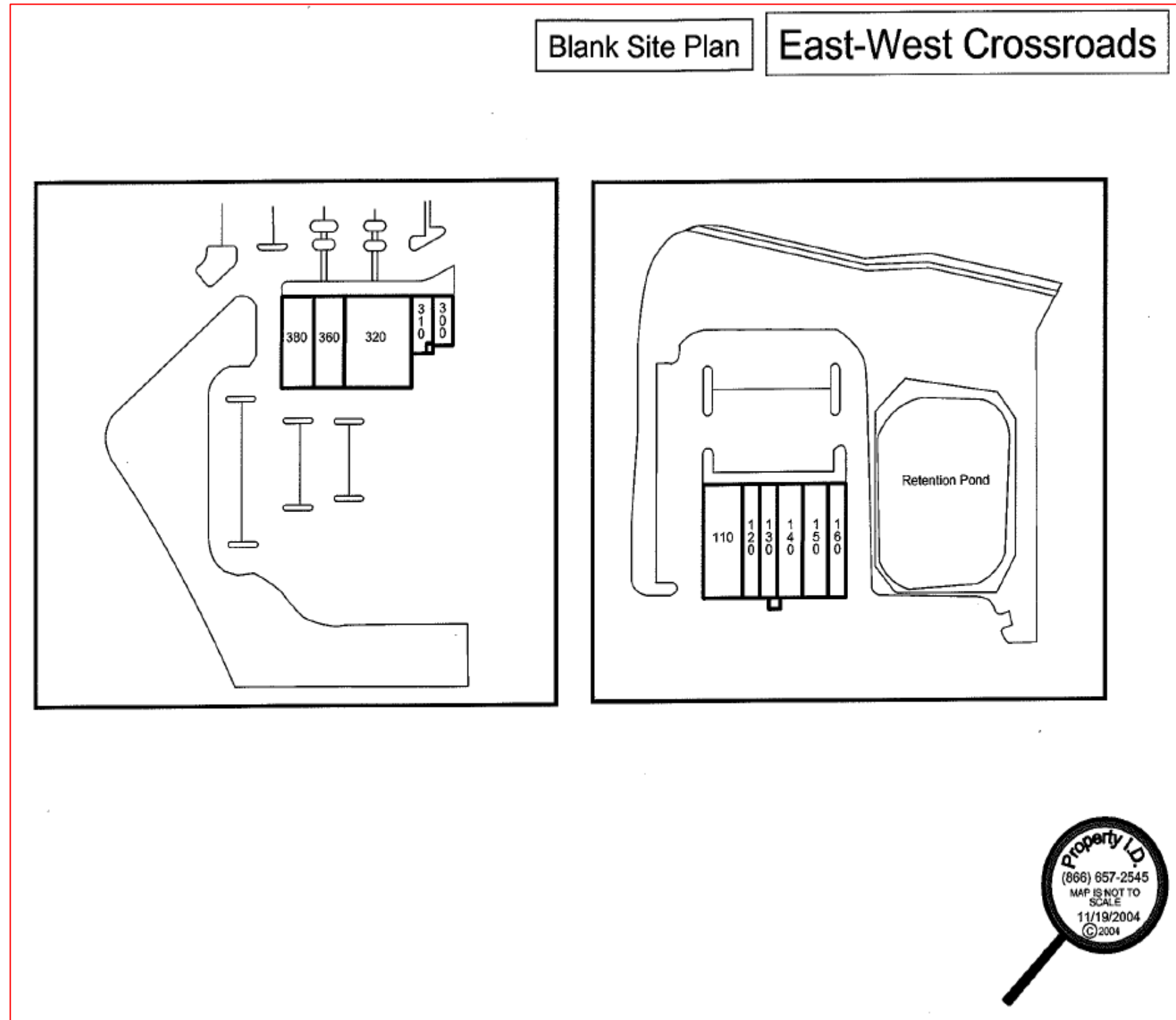
Site Access: Property is accessible from multiple curb cuts on East-West Connector including a signalized intersection.

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East West Crossroads

TENANTS

110	Honey Baked Ham	2,940
120/ 130	Thomas Dental Group	2,520
140	Habits Smoke & Vape	1,596
150	State Farm	1,680
160	Ken's Magic Touch Hair Salon	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



EAST WEST CROSSROADS

Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	9,375
3 MILE	65,644
5 MILE	192,216



2022 Daytime
Population

1 MILE	14,056
3 MILE	29,946
5 MILE	64,863



Household 2022

1 MILE	3,600
3 MILE	24,307
5 MILE	70,228



Household
Income

1 MILE	\$93,931
3 MILE	\$92,404
5 MILE	\$95,228



EAST WEST CROSSROADS

Trade Area Overview