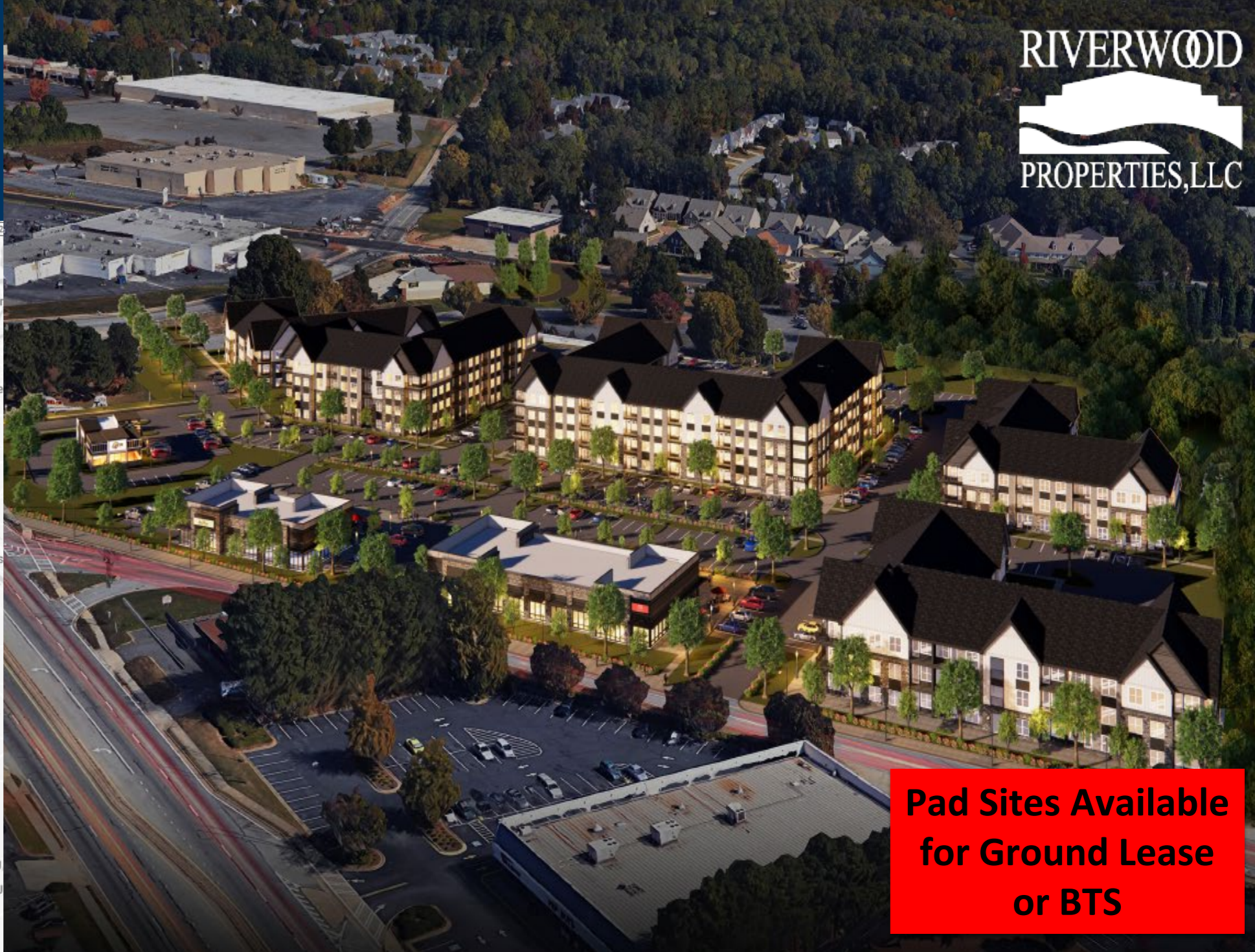
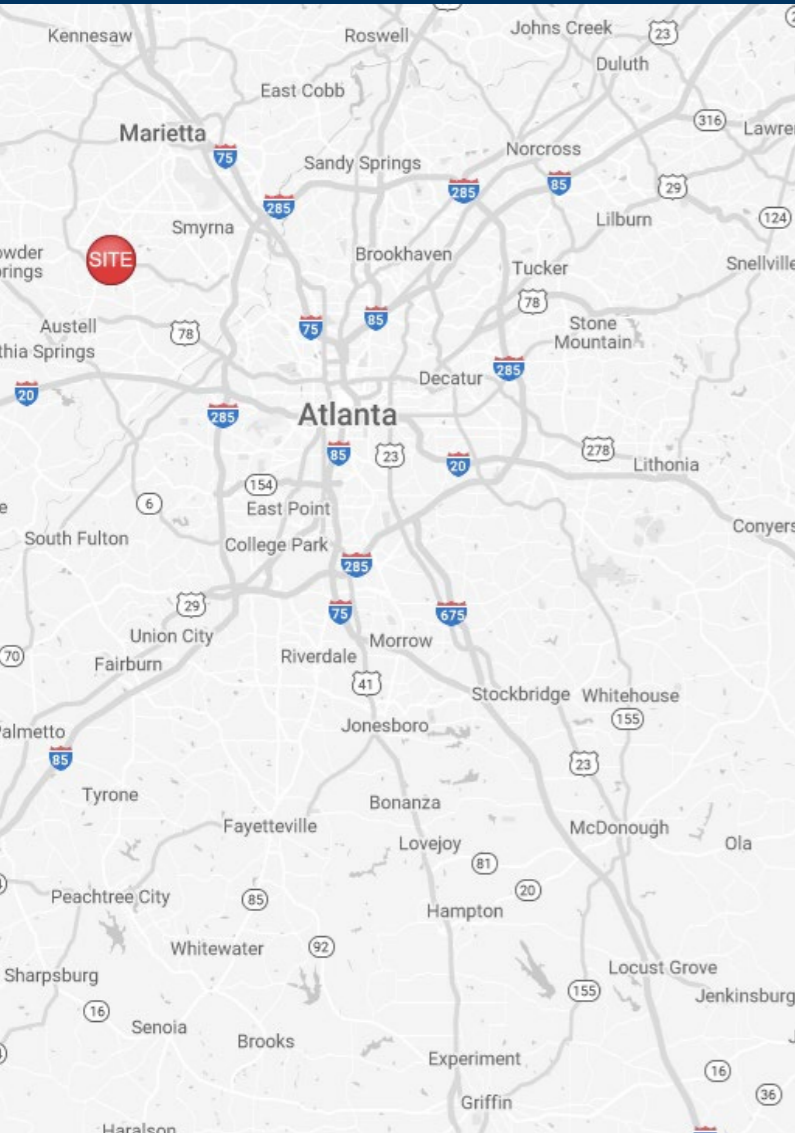


# The Village At Brookwood

3753 Austell Road SW  
Austell, GA 30106

RIVERWOOD  
PROPERTIES, LLC



**Pad Sites Available  
for Ground Lease  
or BTS**

## Leasing Contacts

Marrissa Chanin  
678-501-5341  
Marrissa@riverwoodproperties.com

Allie Hodge  
678-501-5342  
ahodge@riverwoodproperties.com

## Property Highlights

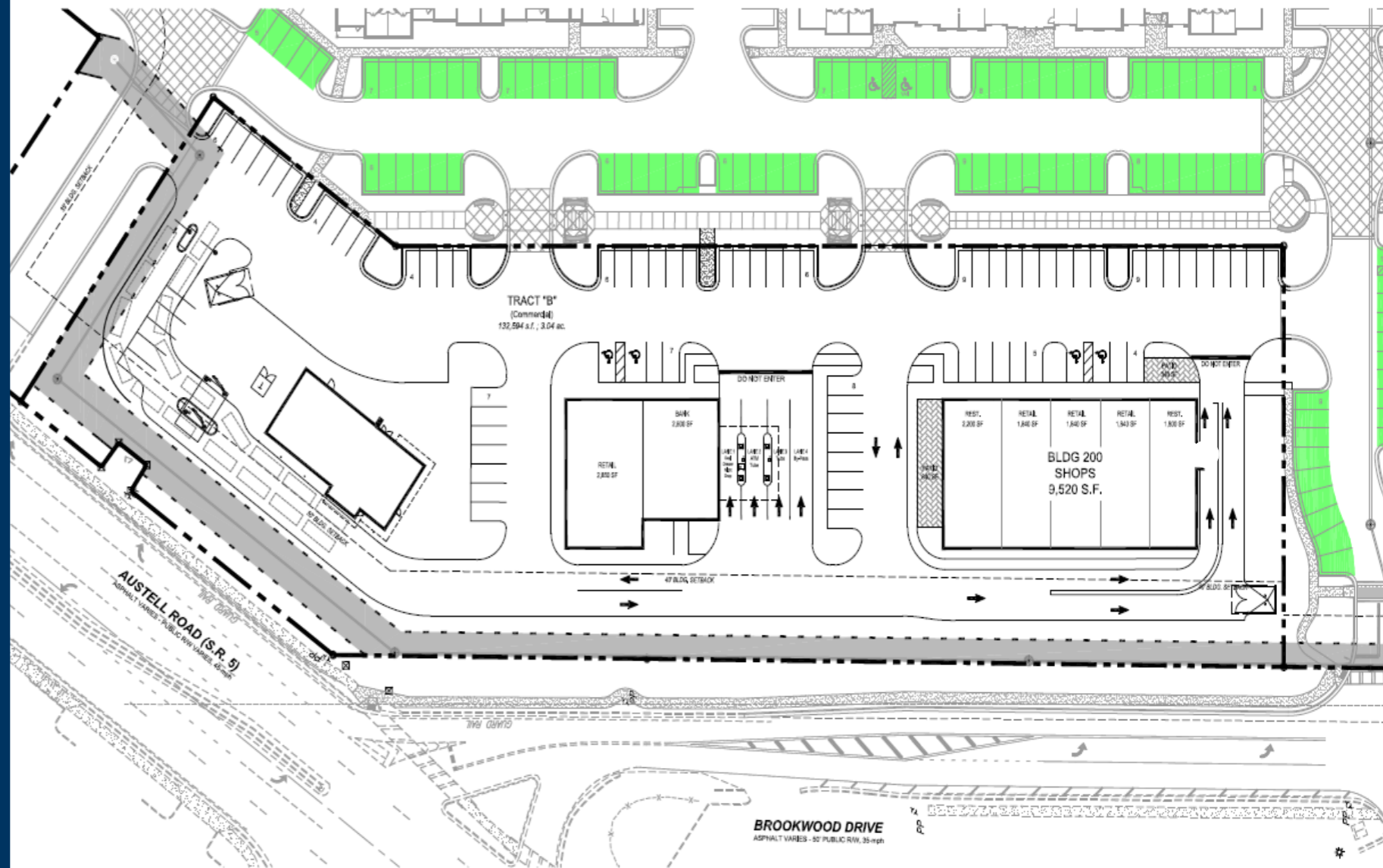
- The Village at Brookwood is located at the Northeast corner of Austell Road & Brookwood Drive in Austell, GA
- This new development will offer 3 Ground Lease or BTS Opportunities, up to 3 Acres, directly in front of a new apartment project with 338 units. Adjacent to this, is a mixed-use development with 405 residential units.
- Single and multi-tenant pad sites are available with Drive-Thru
- Estimated Delivery Q1 2024
- Traffic counts on Austell Road over 30,873 VPD and 38,499 VPD on East-West Conn.
- Up to 10,000 SF of Retail/Restaurant Spaces Available for Lease

[riverwoodproperties.com](http://riverwoodproperties.com)

**Site Access:** Via Austell Road SW , Hurt Road and Brookwood Drive.

# The Village At Brookwood

Parcel 1	Retail/Restaurant Space Available	1 Acre
Parcel 2	Retail/Restaurant Space Available	1 Acre
Parcel 3	Retail Space Available	1 Acre
	Retail/Restaurant Spaces Available	Up to 10,000 SF



## THE VILLAGE AT BROOKWOOD

Site Plan



# THE VILLAGE AT BROOKWOOD

# AREA DEMOGRAPHICS



2022  
Population

1 MILE	10,506
3 MILE	70,793
5 MILE	187,455



2022 Daytime  
Population

1 MILE	14,134
3 MILE	27,376
5 MILE	59,857



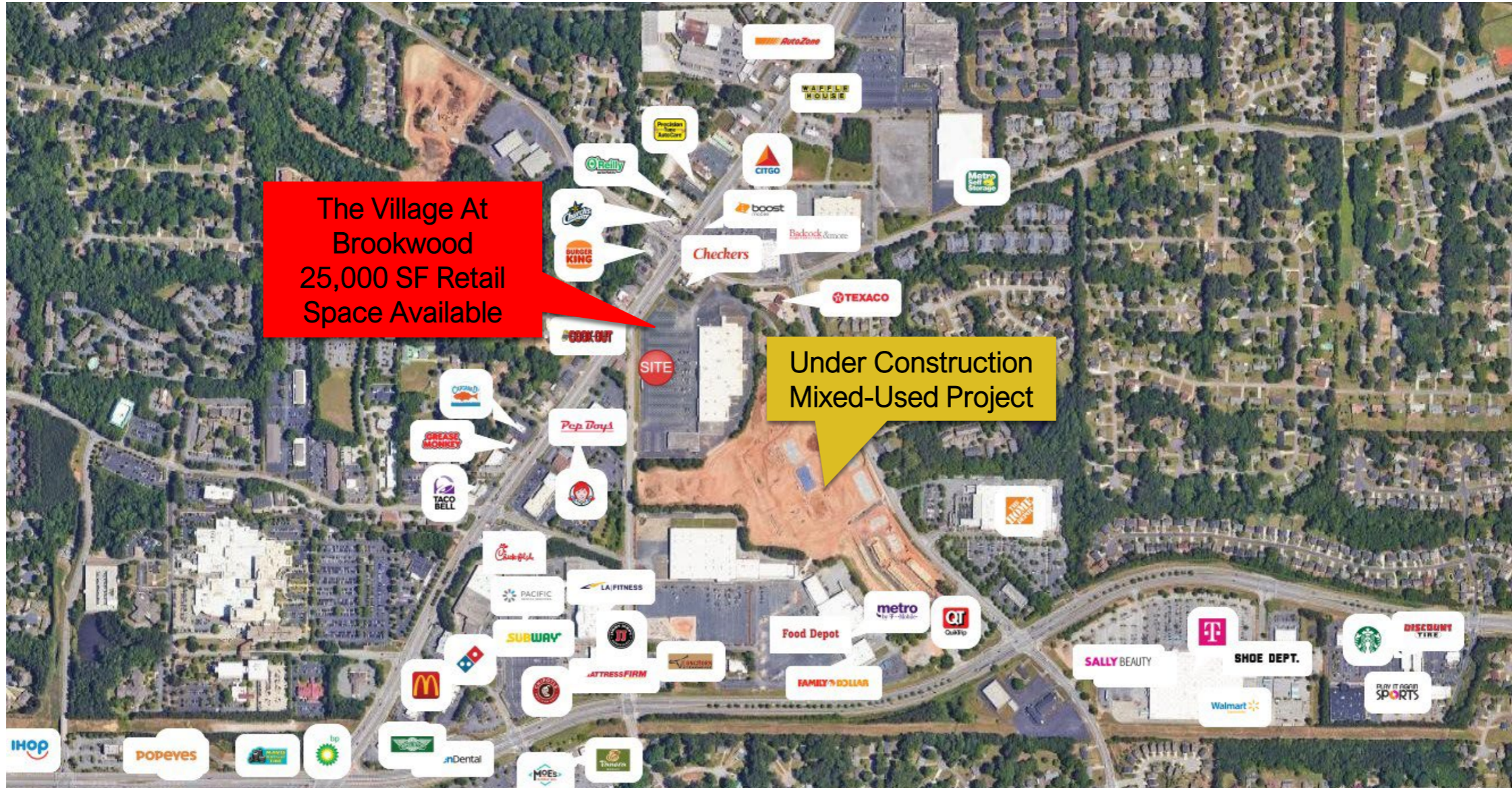
Household 2022

1 MILE	4,026
3 MILE	25,697
5 MILE	67,923



Household  
Income

1 MILE	\$74,593
3 MILE	\$91,239
5 MILE	\$94,251



## THE VILLAGE AT BROOKWOOD

Trade Area Overview