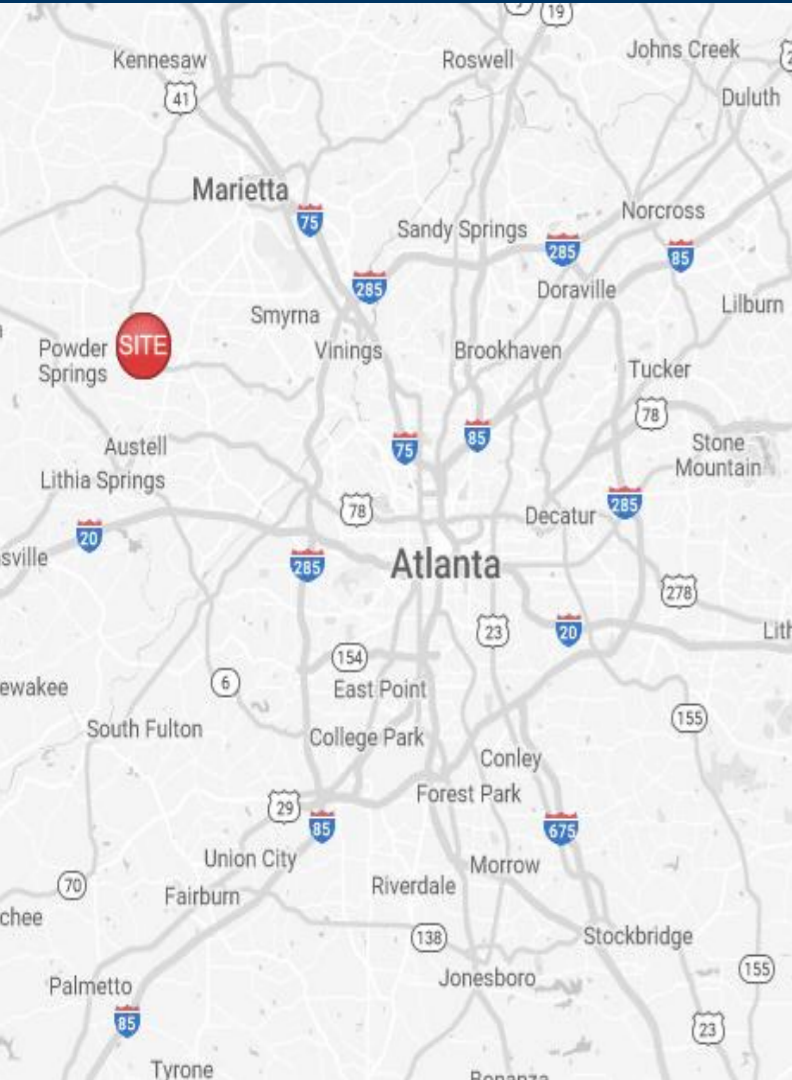


Austell Promenade

2860 East-West Connector
Austell, Georgia 30106



Leasing Contacts

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

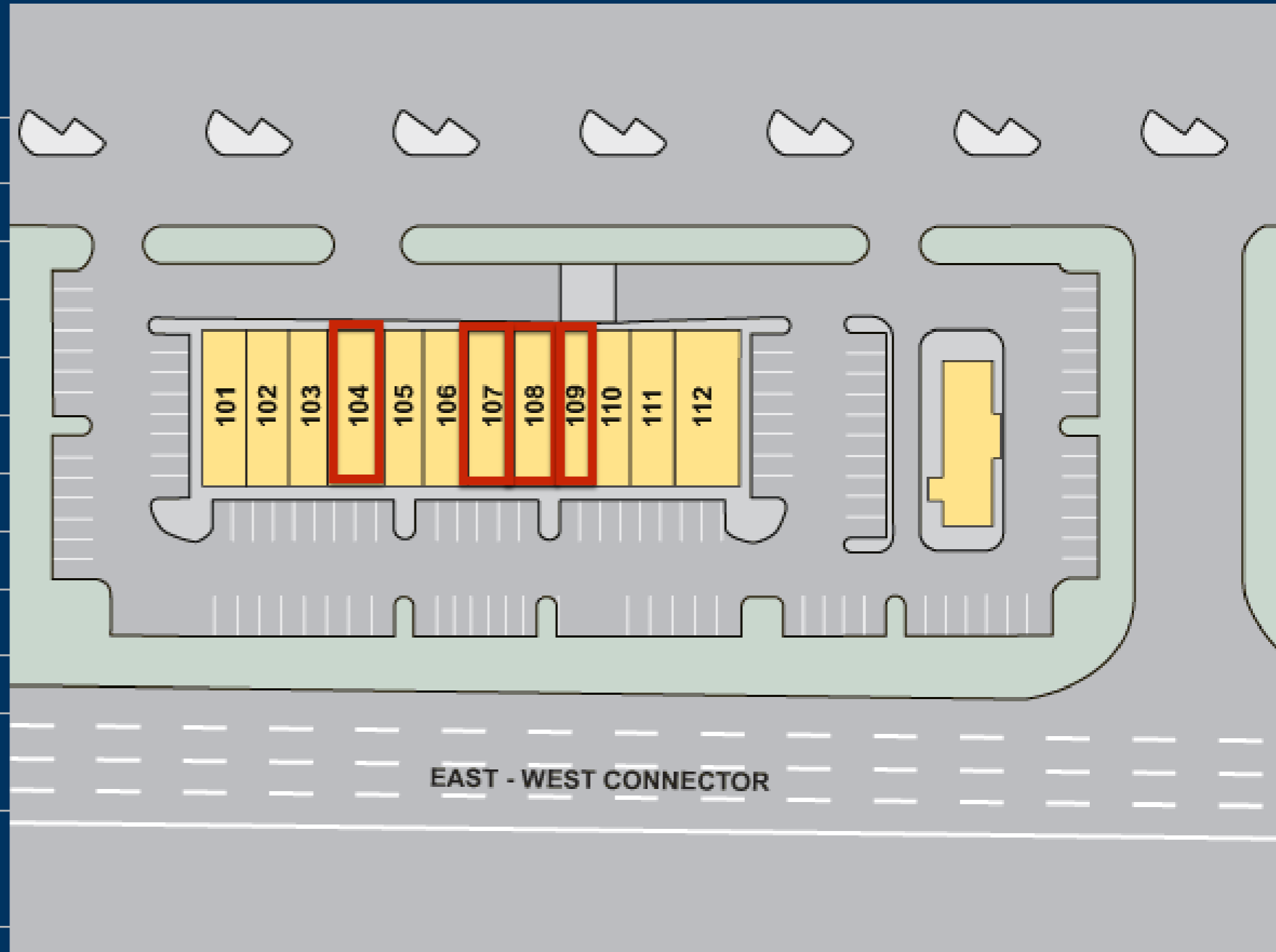
Property Highlights

- 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 | 1,190-3,640 SF

Austell Promenade

TENANTS

| | | |
|---------------|---|----------------|
| 101 | Oriental Cafe Sushi Bar & Chinese Cuisine | 2,100 |
| 102 | Calvert Family Chiropractic | 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 | Restaurant Space for Lease | 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 | 1,190-3,640 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 |



boost mobile, TIDAL WAVE, planet fitness, Valero, LIDL, CUBESMART self storage, metro by T-Mobile, DOLLAR TREE, Bojangles, cricket, Walmart, SUBWAY, WAFFLE HOUSE, Advance Auto Parts, RaceTrac, goodwill

Shelvin Williams, DUNKIN', YouFit, ExtraSpace Storage, H HomeLife Express, ZAXBY'S, Pizza Hut, FIREHOUSE SUBS, McDonald's, SMOOTHIE KING



AUSTELL PROMENADE

Trade Area Overview

