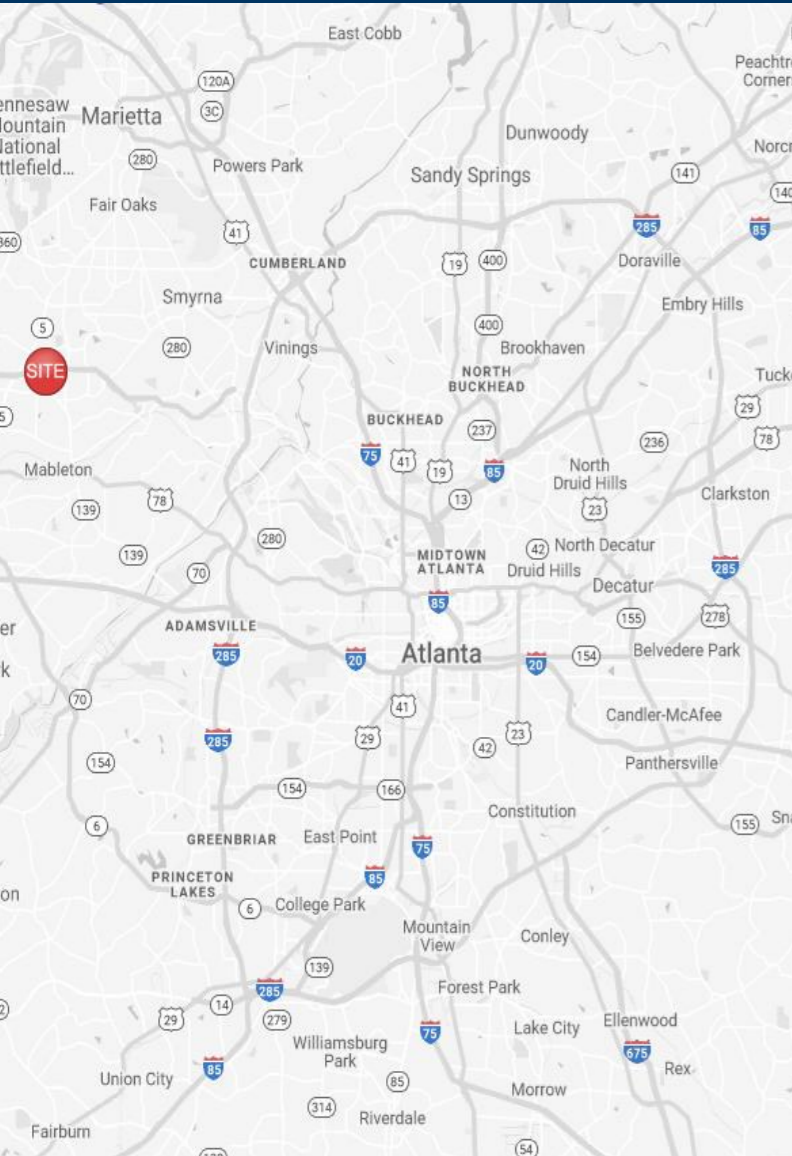


# East West Crossroads

1133 East-West Connector  
Austell, Georgia 30106

RIVERWOOD  
PROPERTIES, LLC



## Property Highlights

### Leasing Contacts

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- 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.
- **GLA: 29,164 SF**
- 100% Leased

# 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 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

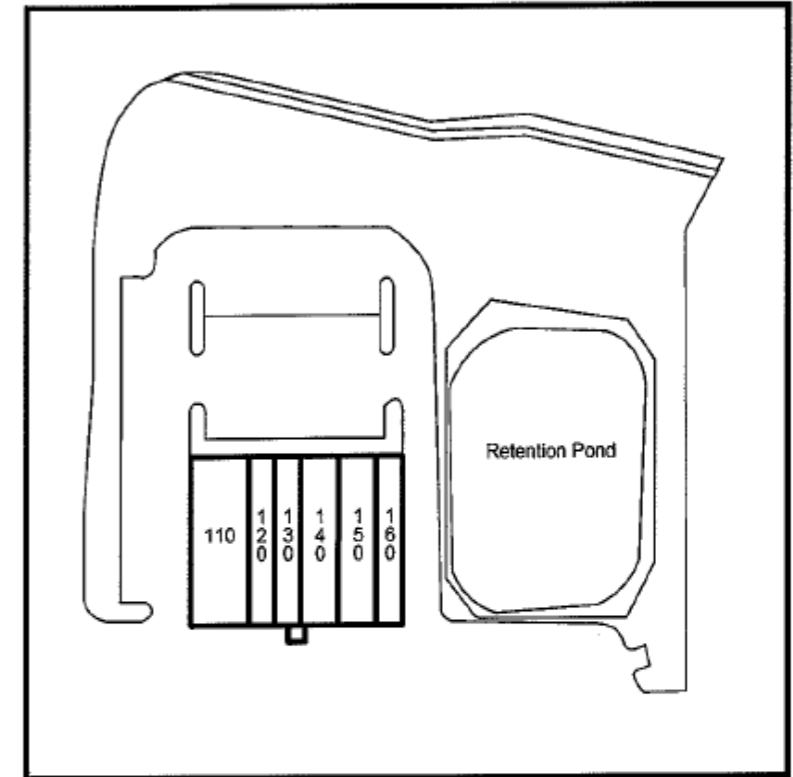
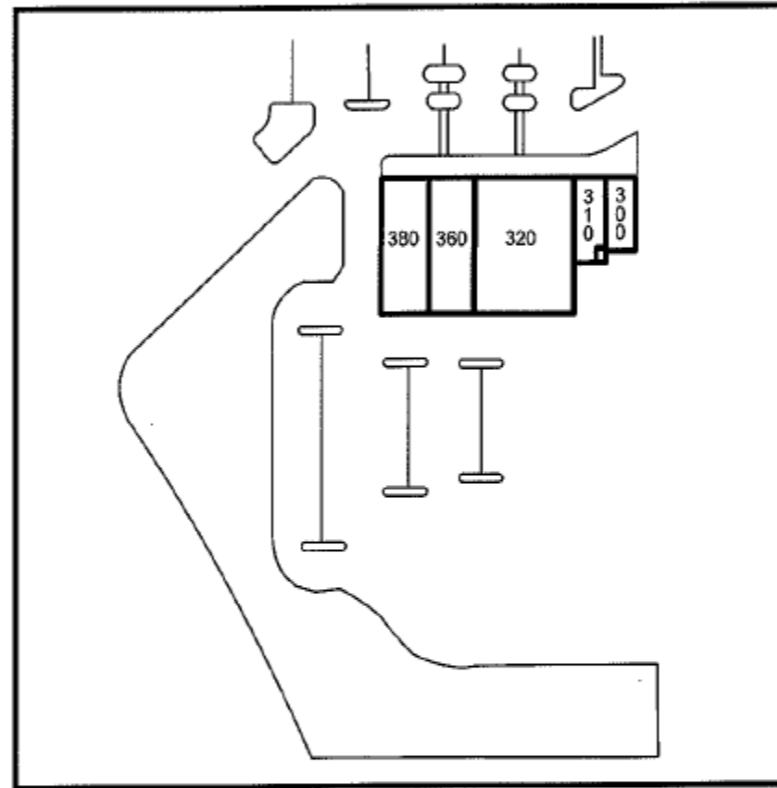
GLA: 29,164 SF

Availability:

1,428 Retail  
Space  
Available

Blank Site Plan

East-West Crossroads



# 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

