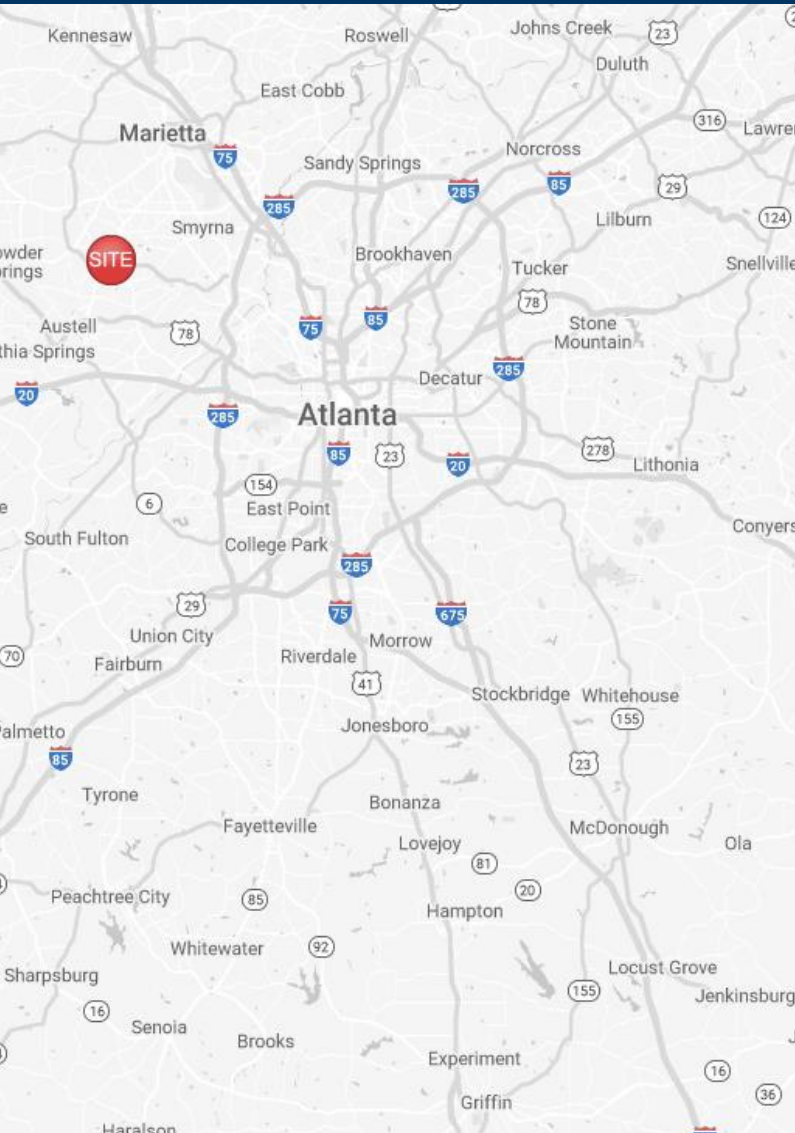


The Village At Brookwood

3753 Austell Road SW
Austell, GA 30106



FOR
LEASE



RIVERWOOD
PROPERTIES, LLC

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

Leasing Contacts

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

Property Highlights

- The Village at Brookwood is located at the Northeast corner of Austell Rd & Brookwood Dr in Austell, GA.
- This new development sits directly in front of a new apartment project with 338 units. Adjacent to this is a mixed-use development with 405 residential units.
- Estimated Delivery Q2 2026
- Traffic counts on Austell Road over 30,873 VPD and 38,499 VPD on East-West Conn.
- Up to 20,000 SF of Retail/Restaurant Spaces Available for Lease
- 1 Acre available for ground lease or BTS opportunity with Drive-Thru.
- Zoned C5 | Commercial Auxiliary Improvements

riverwoodproperties.com

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

The Village At Brookwood

Parcel R1	Ground Lease or BTS Opportunity with Drive-Thru	1 Acre
Parcel 01	Retail/Restaurant Space Available	Up to 8,000 SF
Parcel 02	Retail/Restaurant Space Available	Up to 12,000 SF



THE VILLAGE AT BROOKWOOD

Site Plan



THE VILLAGE AT BROOKWOOD

AREA DEMOGRAPHICS



2023
Population

1 MILE	10,427
3 MILE	70,365
5 MILE	189,599



2023 Daytime
Population

1 MILE	7,549
3 MILE	20,205
5 MILE	51,868



Household 2023

1 MILE	3,974
3 MILE	25,443
5 MILE	68,130



Household
Income

1 MILE	\$98,233
3 MILE	\$117,722
5 MILE	\$118,704



THE VILLAGE AT BROOKWOOD

Trade Area Overview