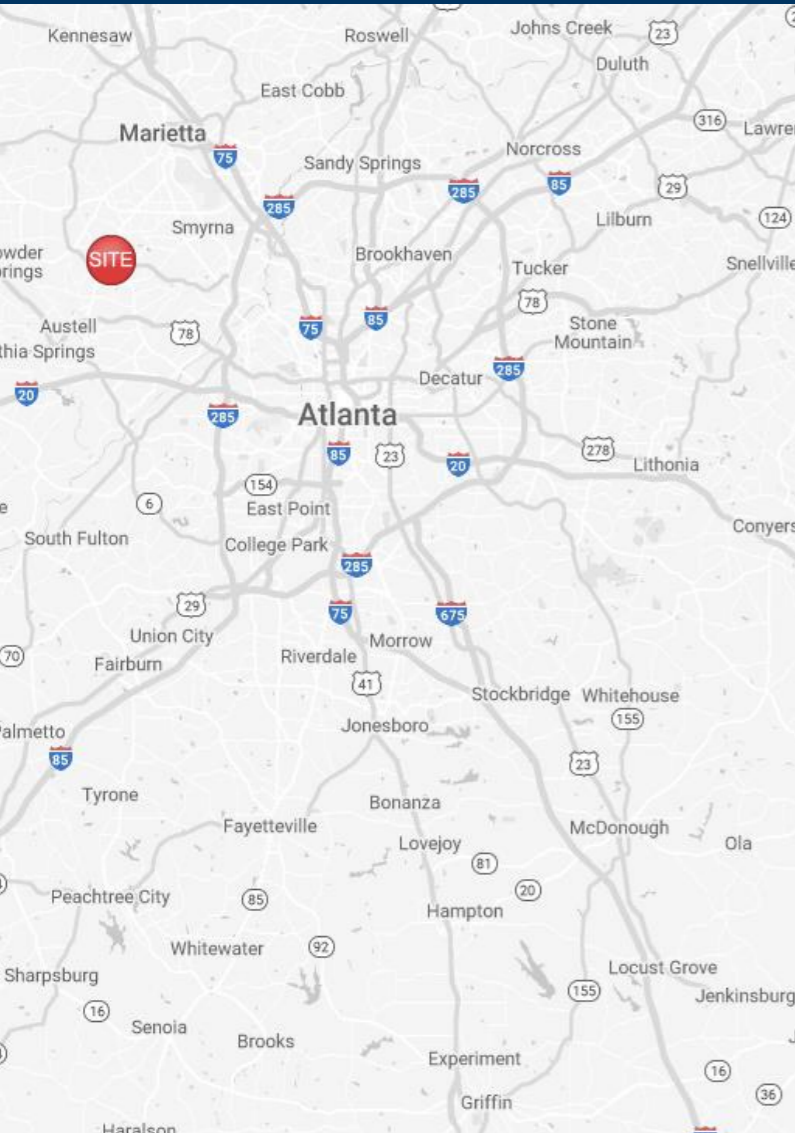
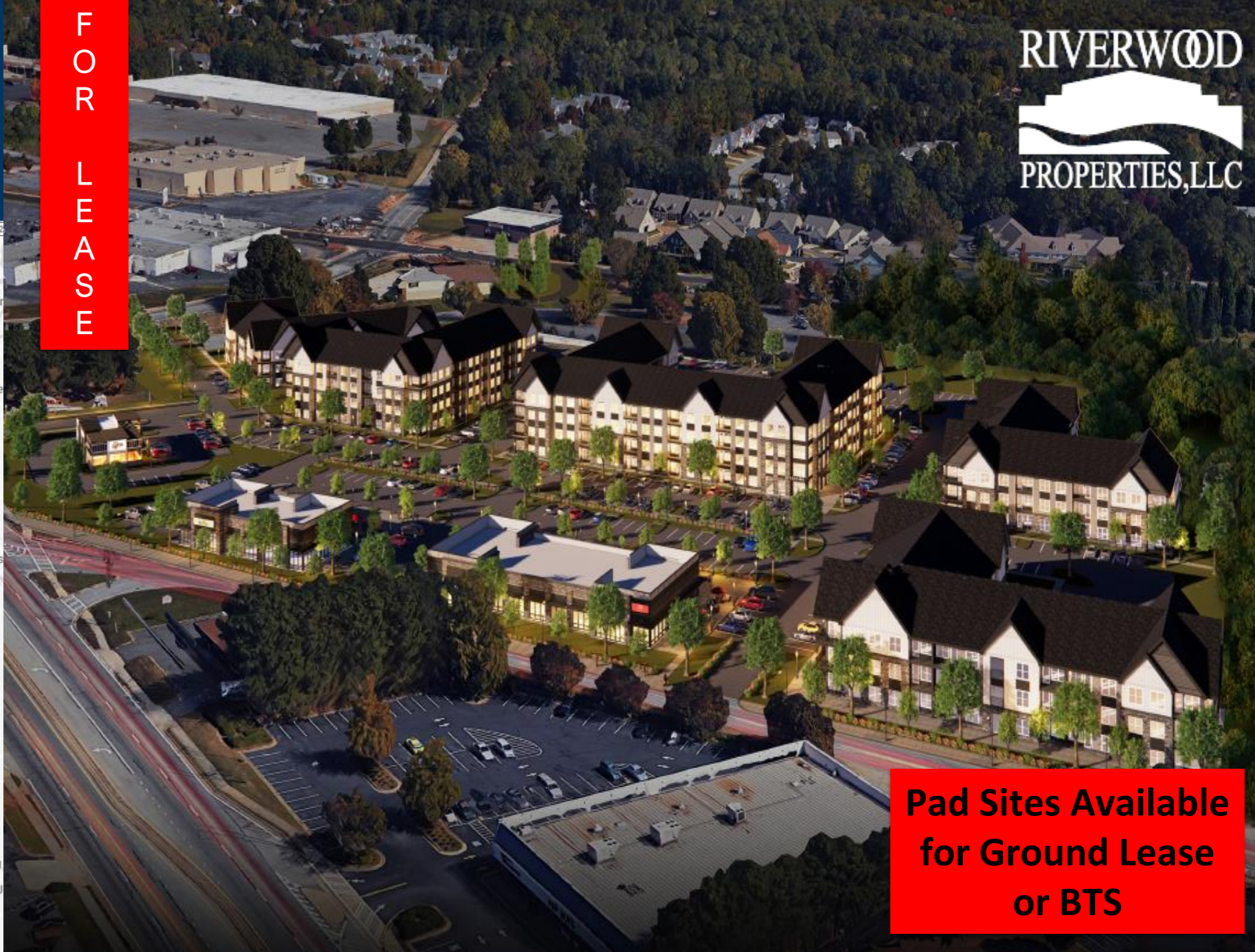


The Village At Brookwood

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



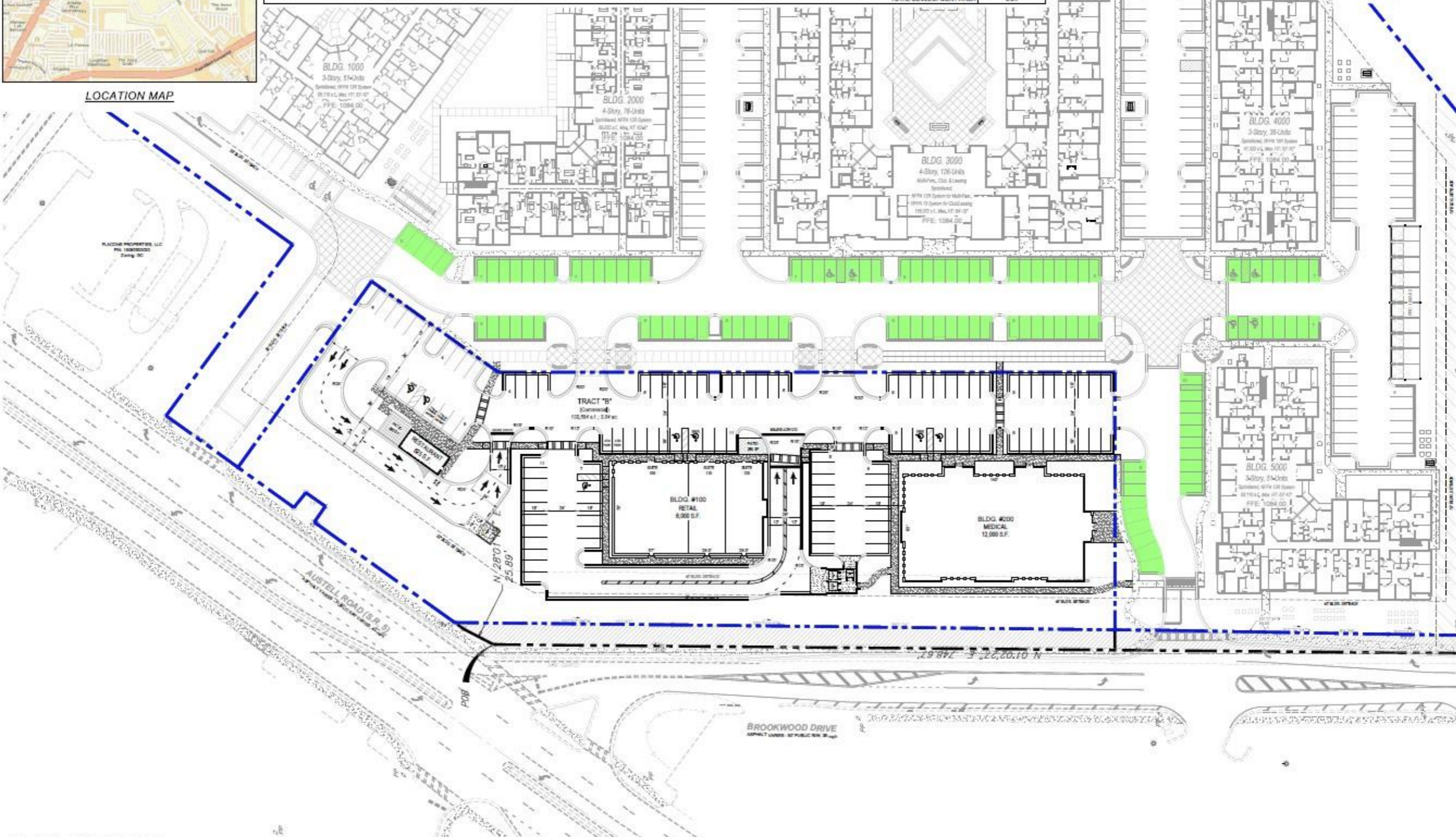
THE VILLAGE AT BROOKWOOD

Site Plan



LOCATION MAP

SITE DATA CHART												
Development Tract	Building	Use	Bldg. Area (sq)	Required Parking		Provided Parking			Open Space		Total Tract Area (acres)	
				Total	Ratio	Exclusive	Shared	Total	Ratio	Min. Required (acres)		Provided (acres)
101 Commercial	Restaurant	-	625	6	1 space / 100 s.f.							
	100	Bank	3,990	14	1 space / 285 s.f.							
		Retail	1,990	70	1 space / 200 s.f.							
		Rest.	2,000	20	1 space / 100 s.f.							
200	Medical	12,000	42	1 space / 285 s.f.								
TRACT TOTAL			20,625	93	0.45 spaces / 100 s.f.	115	109	224	1.09 spaces / 100 s.f.	-	3.04	
TOTAL DEVELOPMENT AREA											3.04	



THE VILLAGE AT BROOKWOOD





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



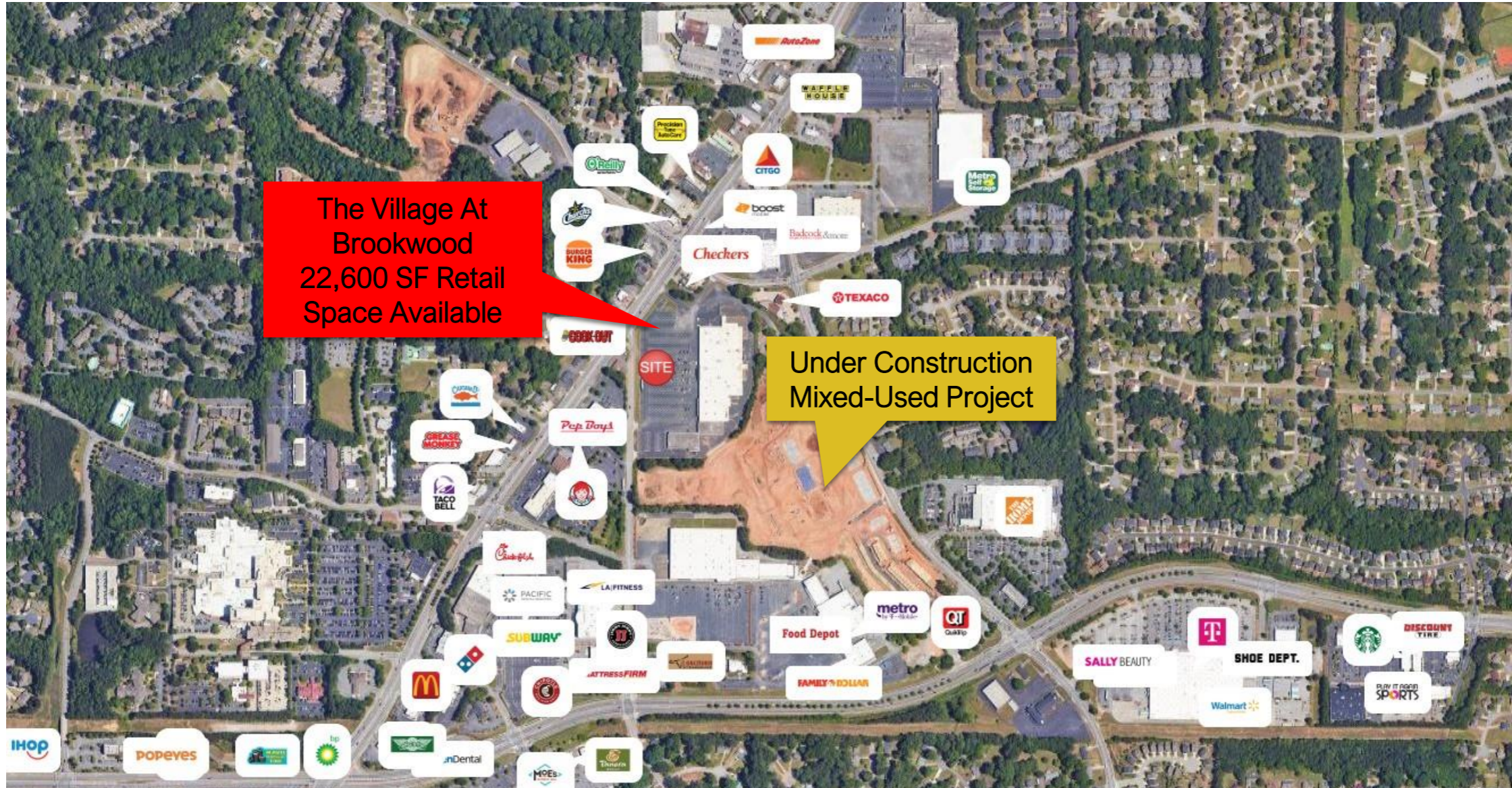
Household 2023

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

