

EAST WEST COMMONS

1757 East West Connector, Austell, GA 30106

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Dominant power center in Austell anchored by Target, Lowe's, T.J. Maxx, Beall's, PetSmart & Party City



PROPERTY HIGHLIGHTS

- 30,000 SF, 3,700 SF & 2,925 SF available fronting East-West Connector
- Co-Tenants: Target, Lowes, T.J. Maxx, PetSmart, Party City & OfficeMax
- Signalized access
- Excellent visibility, frontage and exposure to East West Connector (41,000 VPD)
- Less than 0.5 miles from Wellstar 382-bed Cobb Hospital.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,369	61,333	173,888
Daytime Population	10,059	20,128	46,252
Average Household Income (\$)	67,869	75,767	74,292

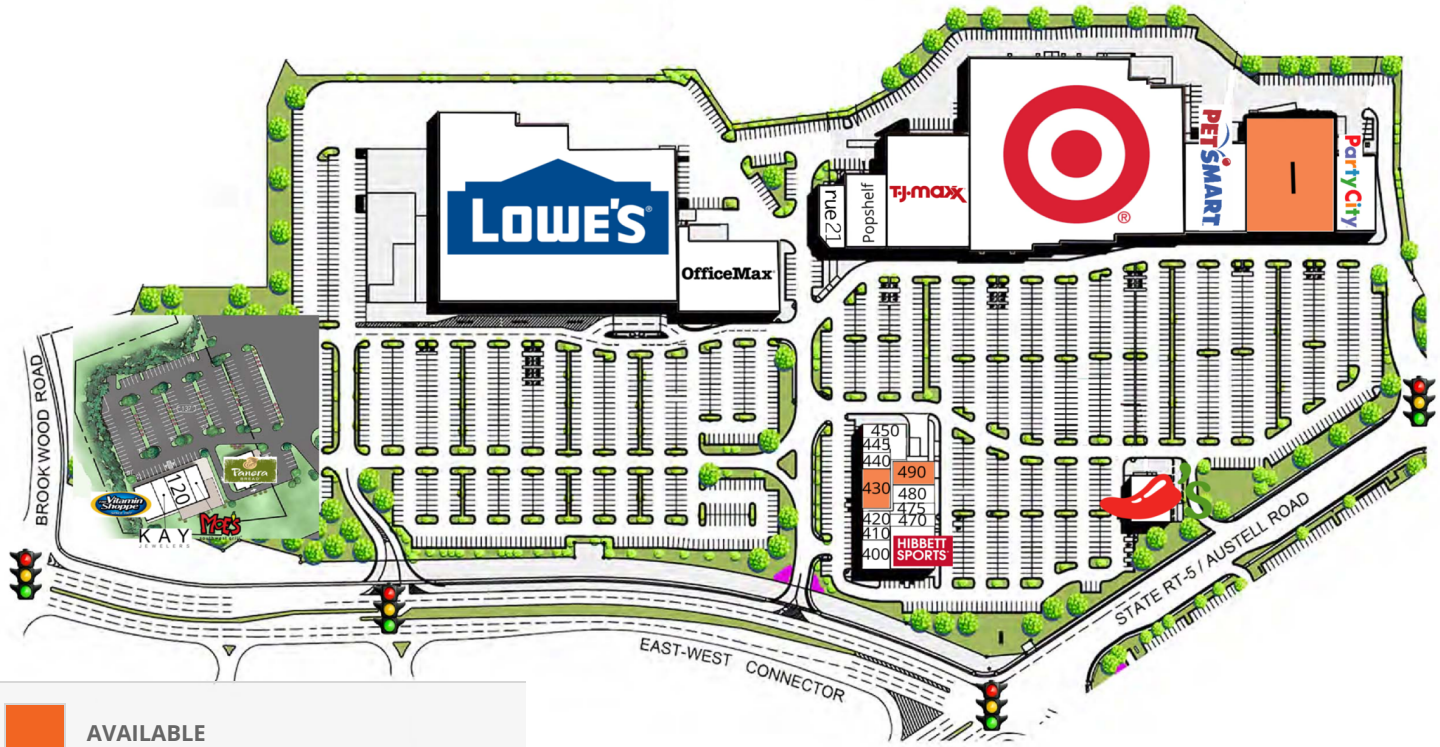
EXCLUSIVE AGENT(S)

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SITE PLAN



AVAILABLE

UNAVAILABLE

SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
100	Panera Bread	4,300 SF	440	Edible Arrangements	1,006 SF	C	OfficeMax	23,500 SF
110	Moe's Southwest Grill	2,240 SF	445	N/A	0 SF	D	rue21	5,070 SF
120	Okinawa Restaurant	3,000 SF	450	Five Guys Burgers & Fries	3,220 SF	E	Popshelf	9,750 SF
130	Kay Jewelers	2,265 SF	460	Hibbett Sports	6,000 SF	F	T.J. Maxx	30,000 SF
140	Vitamin Shoppe	3,003 SF	470	Chiropractor	1,630 SF	G	Target	115,000 SF
400	Austell Vision Center	2,500 SF	475	GameStop	1,456 SF	H	PetSmart	18,000 SF
410	Great Clips	2,500 SF	480	T-Mobile	2,303 SF	I	Available	30,000 SF
420	Nail Salon	1,250 SF	490	Available	2,925 SF	J	Party City	11,040 SF
430	Available	3,706 SF	B	Lowe's	123,000 SF	K	Chili's Bar & Grill	5,532 SF

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