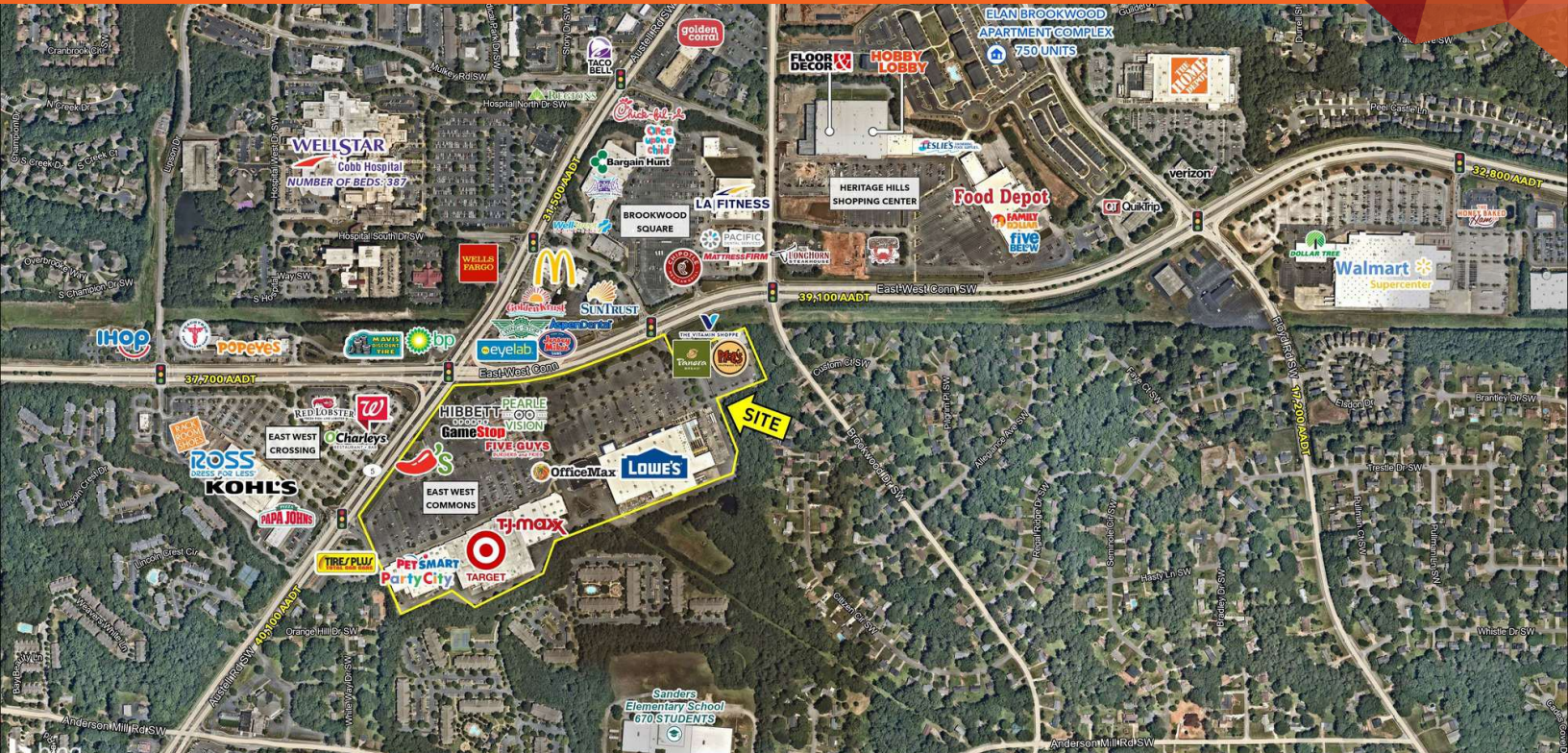


EAST WEST COMMONS

1757 EAST WEST CONNECTOR, AUSTELL, GA 30106

FOR LEASE



AVAILABILITY

This is a rare opportunity to secure a box vacancy of 23,500 square feet, complemented by an existing 5,070 square foot vacancy.

PROPERTY HIGHLIGHTS

- The property boasts exceptional visibility along the East West Connector, a high-traffic intersection experiencing over 78,000 vehicles per day. This translates to unmatched exposure for your business.
- Beyond impressive traffic counts, the location is surrounded by a vibrant daytime population exceeding 146,000 people. This includes the well-respected WellStar hospital within a half-mile radius.
- The property offers convenient access with three traffic signals.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	9,590	63,819	183,881
Average Income	\$91,386	\$109,237	\$110,908
Daytime Population	17,260	55,581	146,380



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SUITE	TENANT NAME	SPACE SIZE
D	Available	5,070 SF
C	Available	23,500 SF
100	Panera Bread	4,345 SF
110	Moe's	2,240 SF
120	Okinawa Hibachi & Sushi	3,004 SF
130	Kay Jewelers	2,265 SF
140	The Vitamin Shoppe	3,003 SF
400	Pearle vision	2,500 SF
410	Great Clips	2,500 SF
420	Pro Nails	1,250 SF
430	Pro Beauty Mart	3,710 SF
440	Edible Arrangements	1,006 SF
445	Storage	1,080 SF
450	Five Guys	3,220 SF
460	Hibbett Sports	6,000 SF
470	The Joint	1,630 SF
475	GameStop	1,456 SF
480	T-Mobile	2,303 SF
490	Big Savings Appliances	2,925 SF
B	Lowe's	123,000 SF
E	Popshelf	9,714 SF
F	T.J. Maxx	30,000 SF
H	PetSmart	15,167 SF
I	Burlington	30,000 SF
J	Party City	11,040 SF
K	Chili's	5,728 SF

AVAILABLE

UNAVAILABLE



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