

REGAL PAVILION

2840 EAST-WEST CONNECTOR, AUSTELL, GA 30106



FOR LEASE



SUITE 200: 26,000 SF
ADJACENT TO NEW RURAL KING SITE

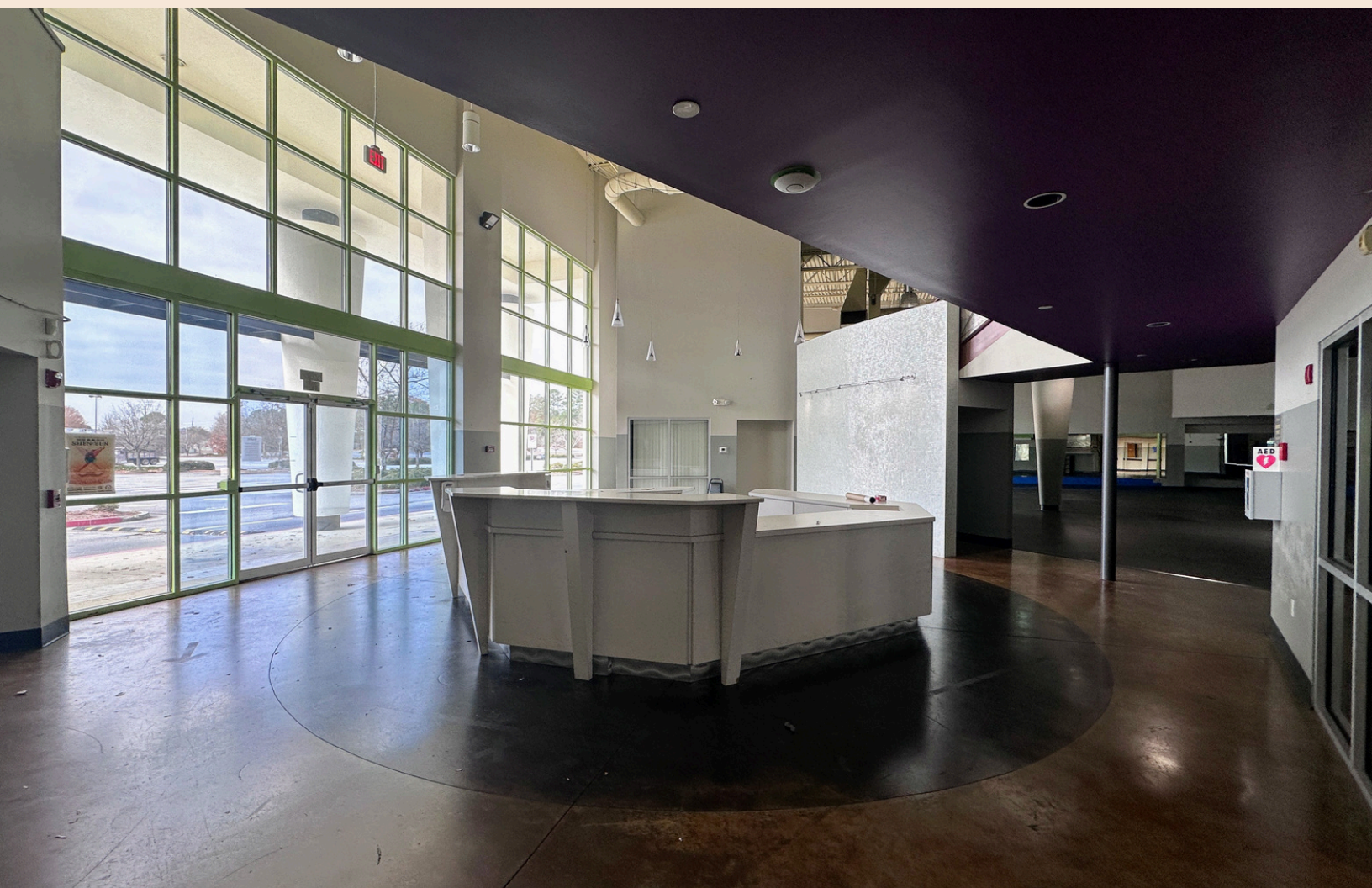
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- Exceptional **2nd-generation gym space with 26'6" clear height**
- Ideal for **pickleball, trampoline park, playground, and other recreation uses**
- Located in a **thriving healthcare corridor** near major hospitals and clinics
- **Traffic Counts:** EW Connector - **38,100 AADT** | Powder Springs Rd - **20,100 AADT**
- Prominent double-sided **4'x8' electronic pylon sign for tenant branding**
- Nearby by **Lidl, LGE, Piedmont Orthopedics, Wellstar Cobb Hospital, and Walmart**
- **Rental Rate: \$14.00/SF + \$5.00/SF NNN**
- **1-acre pad site available for ground lease - can be used for outdoor pickleball courts**



SUITE 200 = 26,000 SF

1ST FLOOR: 22,500 SF | 2ND FLOOR: 3,500 SF



REGAL PAVILION

AERIAL LANDSCAPE



REGAL PAVILION

PHOTOS



**1 ACRE PAD SITE WITH
4'X8' EMC PYLON SIGN**



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1 ACRE PAD AVAILABLE FOR GROUND LEASE



- 1-acre pad available for ground lease
- Ideal for QSR, with **drive-thru** potential and **strong road visibility**
- Also **suited for outdoor recreation to complement Suite 200**
- Stamped plans available for a 3,000 SF building
- **Zoned CRC** (Community Retail Commercial)
- Existing deceleration lane for convenient access