

REGAL PAVILION

2840 EAST-WEST CONNECTOR
AUSTELL, GA 30106



FOR LEASE

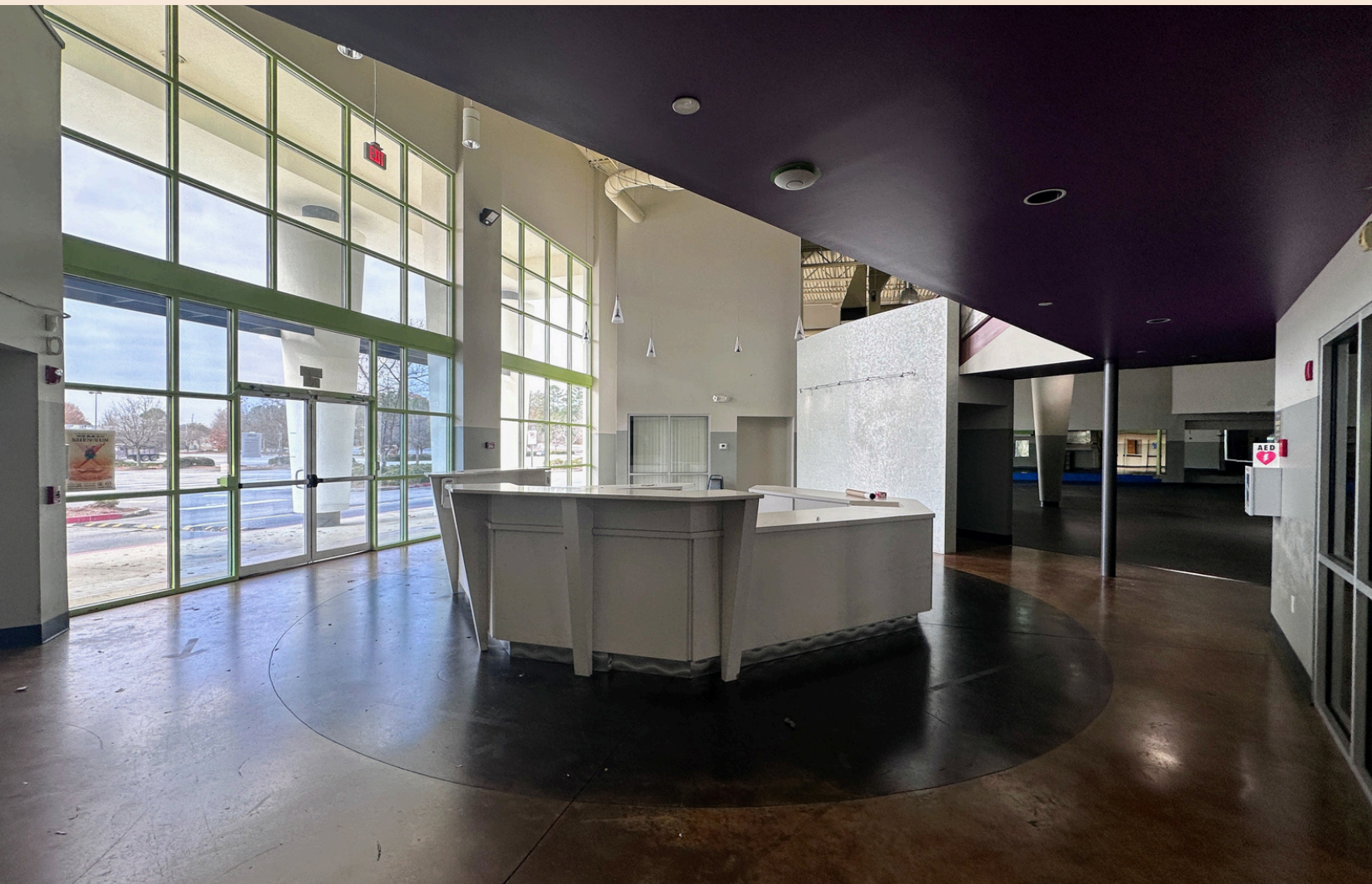


SUITE 200: 22,500 SF GYM
+ BONUS 2,000 SF MEZZANINE

Jon Kontopidis | Managing Partner
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- **Extraordinary gym space with bonus 2,000 SF mezzanine and 27'9" ceiling**
- Suitable for **pickleball, trampoline park, rock climbing**, and other recreation uses
- **Traffic Counts:** EW Connector- **38,100 AADT** | Powder Springs Rd- **20,100 AADT**
- Double-sided, **4'x8' electronic message center pylon sign** for tenant marketing
- Nearby **Lidl, LGE, Piedmont Orthopedics, WellStar Cobb Hospital, and Emory**
- **Rental Rate: \$15.00/SF + \$5.00/SF NNN at 22,500 RSF**
- **1 Acre Pad-site available** | Can accommodate a 3,000 SF building with drive-thru

SUITE 200 | 22,500 SF



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AERIAL LANDSCAPE



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PHOTOS



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

REGAL PAVILION

PAD SITE | GROUND LEASE / BTS

