

BROOKWOOD SQUARE

3999 Austell Road, Austell, GA 30106

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Excellent access and exposure to the East-West Connector and Austell Road



PROPERTY HIGHLIGHTS

- Anchor space opportunity adjacent to a brand new LA Fitness
- Shop space available
- Outparcel available with potential drive-thru
- Great signage opportunity
- 5 full ingress/egress points; 1 partial
- Dense retail presence in market
- Located directly across from WellStar Cobb Hospital
- GA DOT Traffic Counts: East West Connector-37,000 AADT / Austell Rd-31,300 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	12,980	63,691	180,520
Average HH Income (\$)	70,234	79,425	79,055
Daytime Population	17,678	52,824	138,669

EXCLUSIVE AGENT(S)

AMY KENNEDY • amy.kennedy@tscg.com • 770.955.2434

JBL
ASSET MANAGEMENT

TSCG

BROOKWOOD SQUARE

Austell, Georgia

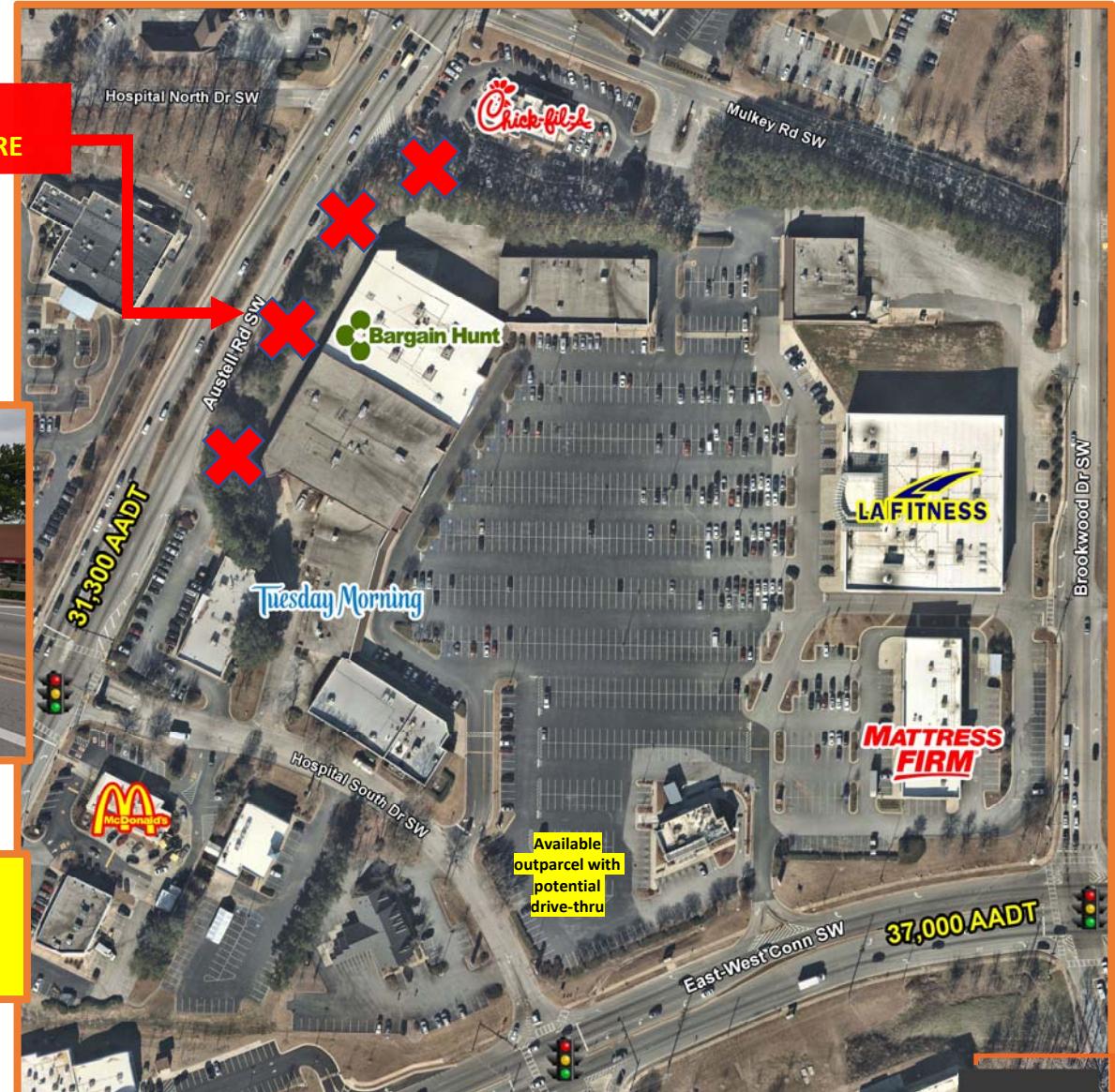


Installation, relocation and upgrade of 9 pylon and monument signs at all points of ingress/egress

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REAR SIGNAGE FOR
AUSTELL RD EXPOSURE



X
TREE REMOVAL FOR DIRECT
AUSTELL ROAD
VISIBILITY AND SIGNAGE

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ADDITIONAL PHOTOS



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
AOA	LA Fitness	45,000 SF
BOA	Jimmy John's	1,750 SF
BOC	Rio Brazilian Tan	1,400 SF
BOE	Cricket Wireless	1,680 SF
BOG	Austell Smiles	4,200 SF
BN	Mattress Firm	4,550 SF
COA	Available	3,900 SF
COC	Vego Bistro	1,200 SF
COD	Available	1,600 SF
COE	Available	1,600 SF
DOA	Once Upon a Child	3,200 SF
DOC	Available	3,200 SF
DOE	Barbers 4 Days	1,600 SF
DOF	Available	1,384 SF
DOH	Available	5,314 SF
EOA	Bargain Hunt	25,000 SF

SUITE	TENANT NAME	SPACE SIZE
EOH	Available	27,230 SF
FOA	Nova Care Rehab	2,250 SF
FOK	Tuesday Morning	8,828 SF
FOM	Juice Me Too	1,178 SF
GOC	Available	4,000 SF
GOE	Crabhouse	4,800 SF
GOF	The Sports Grille	4,939 SF
HOA	Well Street Urgent Care	5,600 SF
HOF	Reliable Pharmacy	1,400 SF
HOH	Thai of Austell	980 SF
JOA	A-Town Wings	1,200 SF
JOC	Golden Crust	2,880 SF
JOE	Subway	1,170 SF
ROA	The Dog House	4,293 SF
ROB	Chase Bank ATM	1,300 SF

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March 2019

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