

# 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





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## Austell, Georgia



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



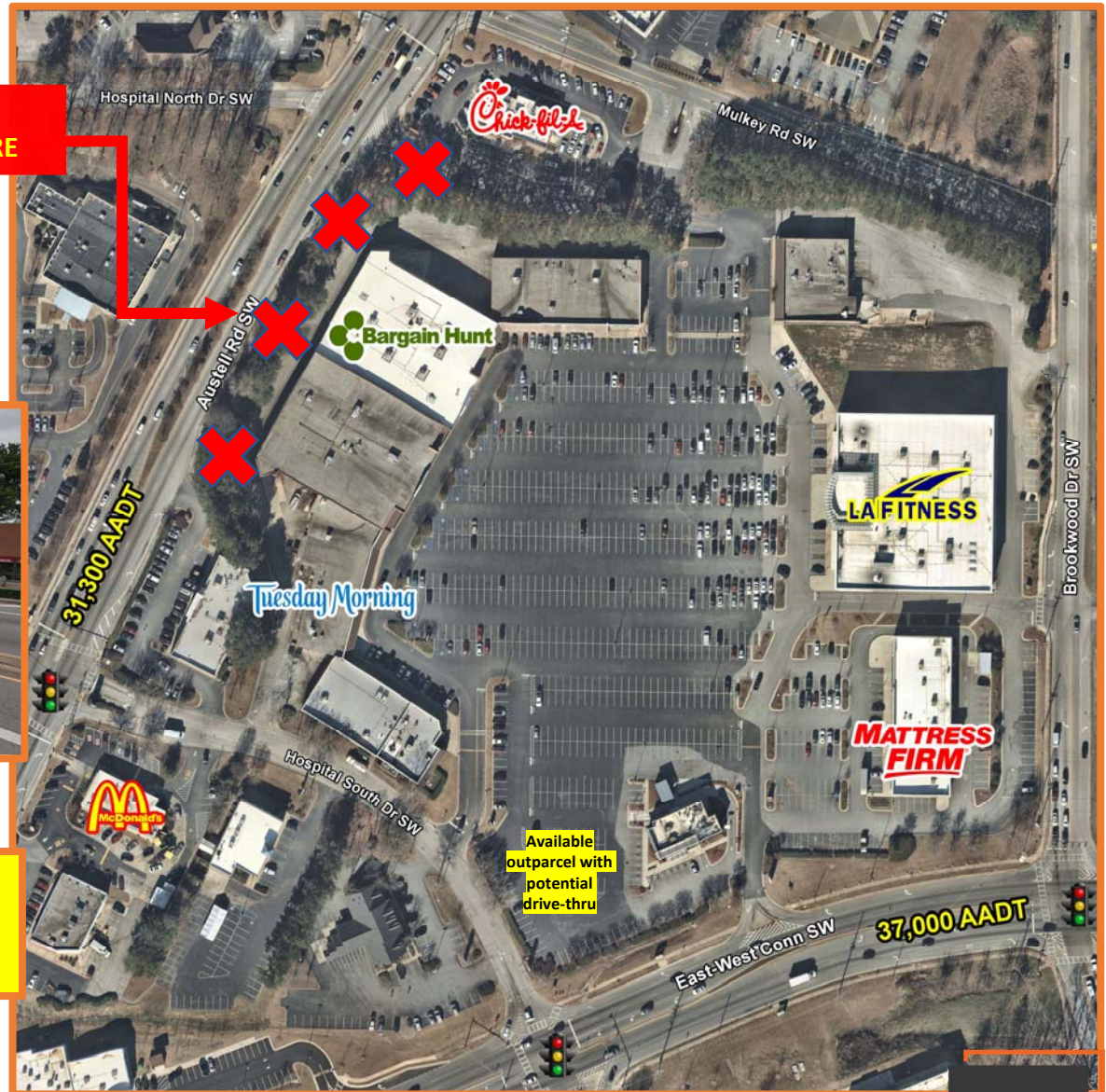
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Austell, Georgia

REAR SIGNAGE FOR  
AUSTELL RD EXPOSURE



TREE REMOVAL FOR DIRECT  
AUSTELL ROAD  
VISIBILITY AND SIGNAGE





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Austell, Georgia





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## ADDITIONAL PHOTOS



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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A0A	LA Fitness	45,000 SF
B0A	Jimmy John's	1,750 SF
B0C	Rio Brazilian Tan	1,400 SF
B0E	Cricket Wireless	1,680 SF
B0G	Austell Smiles	4,200 SF
BN	Mattress Firm	4,550 SF
C0A	Available	3,900 SF
C0C	Vego Bistro	1,200 SF
C0D	Available	1,600 SF
C0E	Available	1,600 SF
D0A	Once Upon a Child	3,200 SF
D0C	Available	3,200 SF
D0E	Barbers 4 Days	1,600 SF
D0F	Available	1,384 SF
D0H	Available	5,314 SF
E0A	Bargain Hunt	25,000 SF

SUITE	TENANT NAME	SPACE SIZE
E0H	Available	27,230 SF
F0A	Nova Care Rehab	2,250 SF
F0K	Tuesday Morning	8,828 SF
F0M	Juice Me Too	1,178 SF
G0C	Available	4,000 SF
G0E	Crabhouse	4,800 SF
G0F	The Sports Grille	4,939 SF
H0A	Well Street Urgent Care	5,600 SF
H0F	Reliable Pharmacy	1,400 SF
H0H	Thai of Austell	980 SF
J0A	A-Town Wings	1,200 SF
J0C	Golden Crust	2,880 SF
J0E	Subway	1,170 SF
R0A	The Dog House	4,293 SF
R0B	Chase Bank ATM	1,300 SF

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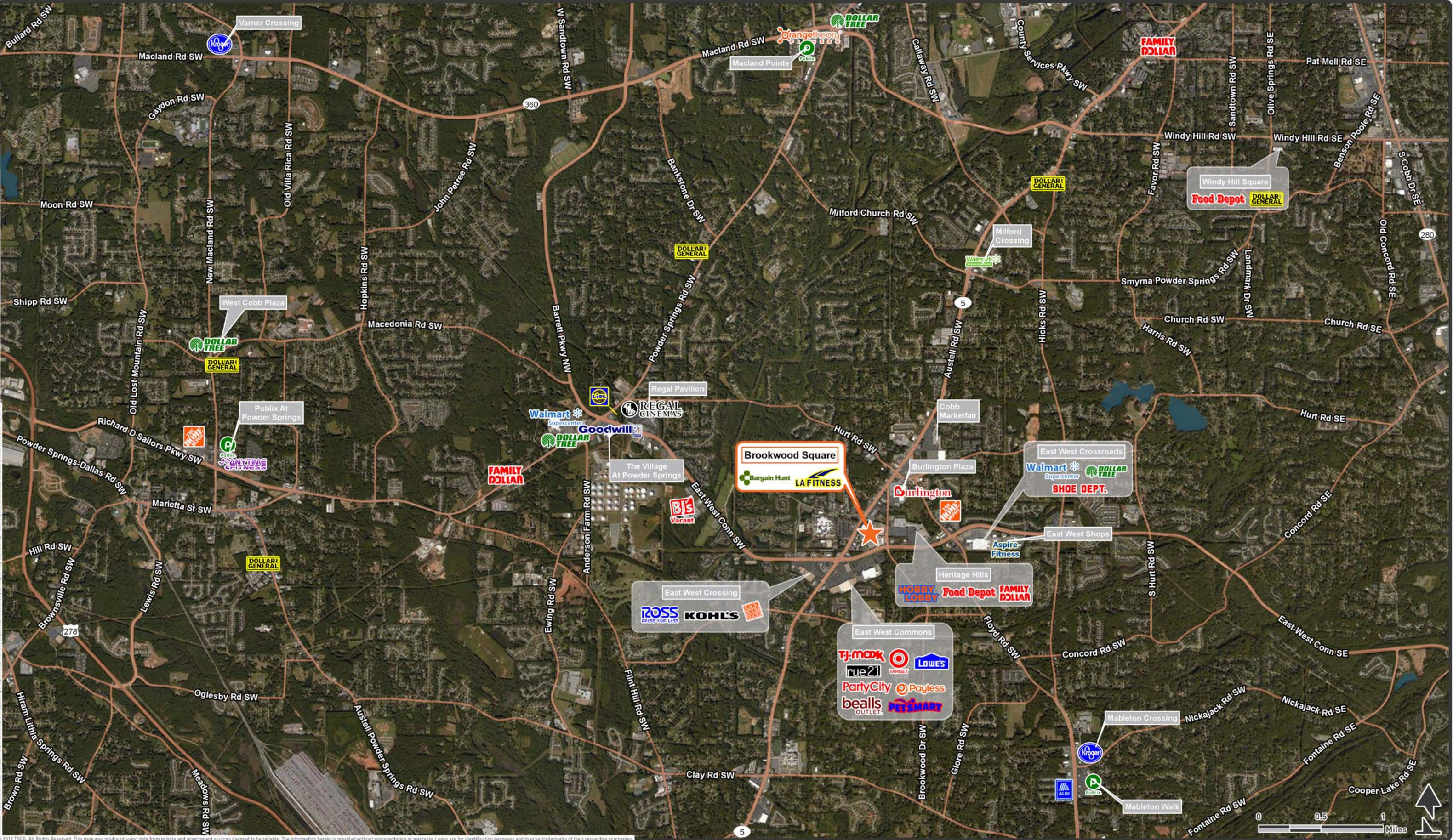




# Brookwood Square

Austell, Georgia

March 2019



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