

BROOKWOOD SQUARE

3999 Austell Road | Austell, GA 30106

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACES:** 1,384 SF - 27,380 SF
- Brookwood Square is located on the northeast side of the intersection of Austell Road and the East-West Connector in Austell, Cobb County, GA, which is about 15 miles west of Atlanta.
- The center sits directly across from Wellstar Cobb 387-Bed Hospital.
- Pylon signage available
- The area is densely populated with Average Household Incomes over 50% higher than the national average.
- Brookwood Square sees 906.9K visits per year from 212.2K customers, for an average of 4.27 visits per customer.



DEMOGRAPHICS

POPULATION



1 Mile	12,735
3 Mile	64,169
5 Mile	177,938

HOUSEHOLDS



1 Mile	4,877
3 Mile	23,038
5 Mile	62,419

DAYTIME POPULATION



1 Mile	17,395
3 Mile	53,782
5 Mile	135,921

AVE. HOUSEHOLD INCOME



1 Mile	\$69,812
3 Mile	\$82,715
5 Mile	\$83,882

DAILY TRAFFIC COUNTS



East-West Connector	38,499 AADT
Austell Road	30,873 AADT
Floyd Road	17,593 AADT



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ASSET MANAGEMENT

SAM KRUEGER
DIRECTOR

📞 404.649.6268

✉ Sam.Krueger@FranklinSt.com

KAITLYN THERIOT
SENIOR ASSOCIATE

📞 404.832.8891

✉ Kaitlyn.Theriot@FranklinSt.com

#TogetherOneTeam



TENANT LEGEND		
COA	Available	3,900 SF
COC	Isofit Meals	1,200 SF
COD	Baldwin Paving	1,600 SF
COE	Available	1,600 SF
DOA	Once Upon a Child	3,200 SF
DOC	Cosmoprof	3,200 SF
DOE	Barber 4Days	1,600 SF
DOF	Available	1,384 SF
DOH	Available	5,314 SF
EOA	Baragrain Hunt	25,000 SF
EOH	Available	27,230 SF
FOA	Nova Care Rehab	2,250 SF
FOK	Coming Available	8,828 SF
FOM	Juice Me Too	1,178 SF
GOC	The Juicy Crab	4,800 SF
GOD	Domino's	1,600 SF
GOE	Available	2,407 SF
GOF	Sports Grill	4,939 SF
HOF	Wellstreet Urgent Care	5,600 SF
HOH	Pharmacy	1,400 SF
JOA	Thai of Austell	980 SF
JOB	A Town Wings	1,200 SF
JOC	Golden Krust	2,880 SF
JOE	Subway	1,170 SF
ROA	The Dog House	4,293 SF
ROB	JPM Morgan Chase ATM	-
ROC	Chipotle (Coming Soon)	3,410 SF



VIRTUAL 360 TOUR
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