

±1,800- ±2,500 SF Retail/Office

FOR LEASE

2495 East West Connector, Suite 50A & 60, Austell, GA 30106

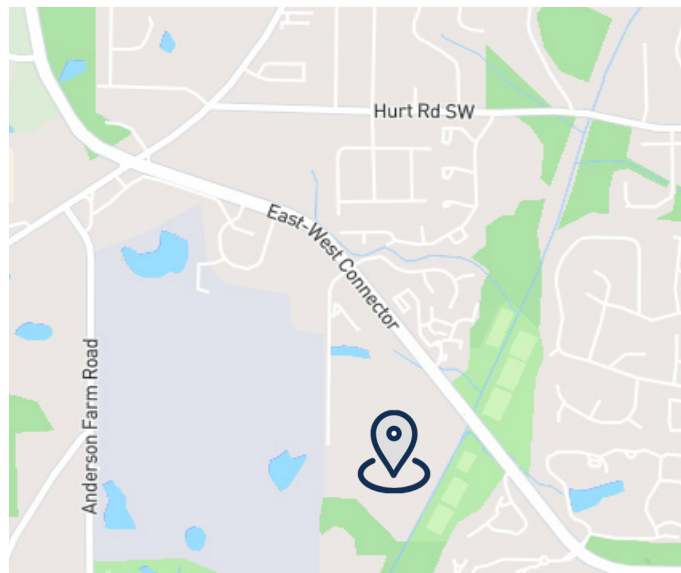


PROPERTY OVERVIEW

East West Shopping Center is situated in the vibrant West Cobb County, an area experiencing significant growth with new homes, apartments, and commercial establishments. Conveniently located on the East West Connector, it is just a short distance from WellStar Cobb Medical Center and directly across from the Cobb County Police Department.

This ±13,800 SF complex in Austell, Georgia, features a blend of office and retail spaces with private suite entrances, high-visibility monument signage, and exclusive parking. It is an ideal location for professional or medical businesses, such as accounting firms, insurance agencies, chiropractic services, medical billing companies, physical therapy centers, and learning centers. With competitive rental rates and endless possibilities, this complex offers a prime opportunity for businesses looking to establish themselves in a thriving area.

Suite 60 is move-in ready for the next medical group. It was formally a dental office. The space offers ±1,800 SF which includes five offices, a break room and two restrooms located on a busy street. Prime location for a new medical group, a group looking to downsize or have an additional location.



PROPERTY HIGHLIGHTS

- High traffic count of 34,336 VPD
- Move-in ready
- Surrounded by busy retail and homes

Space Available	Lease Rate	Space Type	Available
Suite 50A ±2,500 SF	\$15/SF/YR NNN	Retail	Immediately
Suite 60 ±1,800 SF	\$19/SF/YR NNN	Medical Office	Immediately

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CONTACT



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±2,500 SF Retail/Office

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BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

Suite 50A



Newly Renovated



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±1,800 SF Medical Office

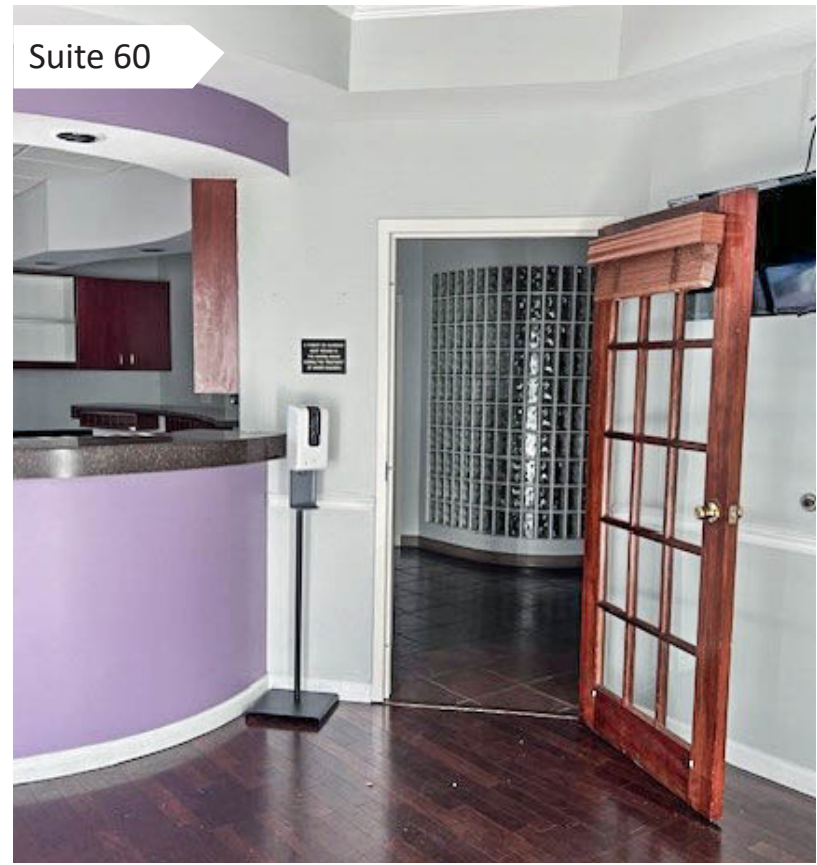
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Suite 60



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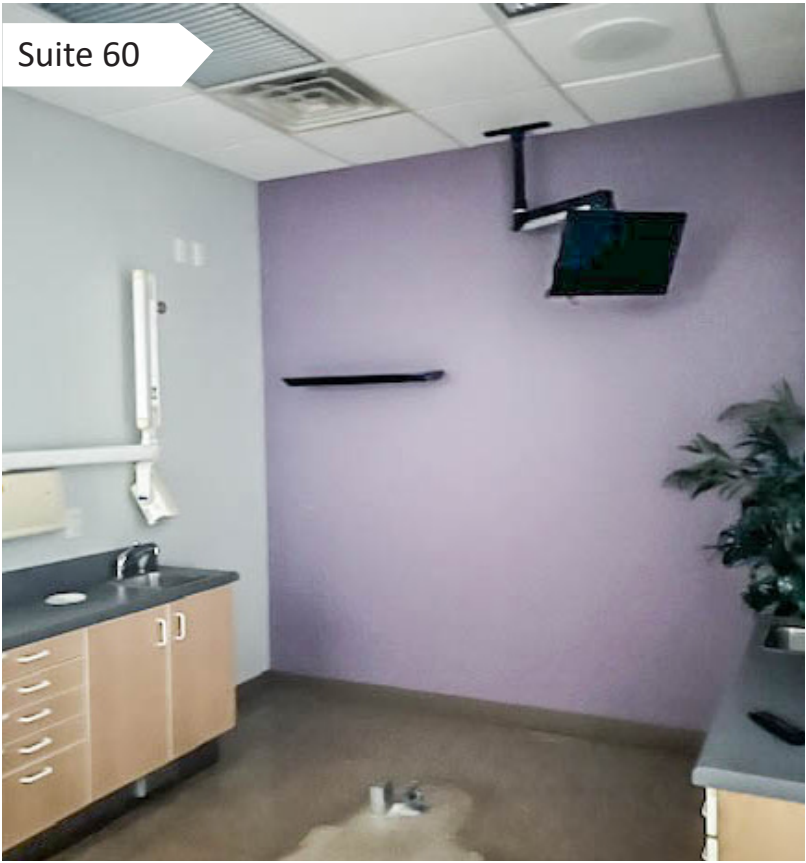
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±1,800 SF Medical Office

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Suite 60



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IN THE AREA

- 1 Mobley Eye Care, Saralin Healthcare Services
- 2 Phenominal Sushi, Esco Marietta Restaurant and Tapas
- 3 One Stop, Car Wash and Oil Change, Mobil
- 4 Zaxby's, Thumbs Up Diner, Cobb Medical Clinic, Salon Brookwood
- 5 Dunkin Donuts
- 6 McDonald's, Kaiser Permanente Pharmacy, Swifty Car Wash, Sherwin-Williams
- 7 Casa Grande Bar and Grill, Firehouse Subs, 7 Massage, Austell Promenade
- 8 One Stop, Car Wash and Oil Change, Mobil, Goodwill, Planet Fitness, Waffle House, CubeSmart Self Storage

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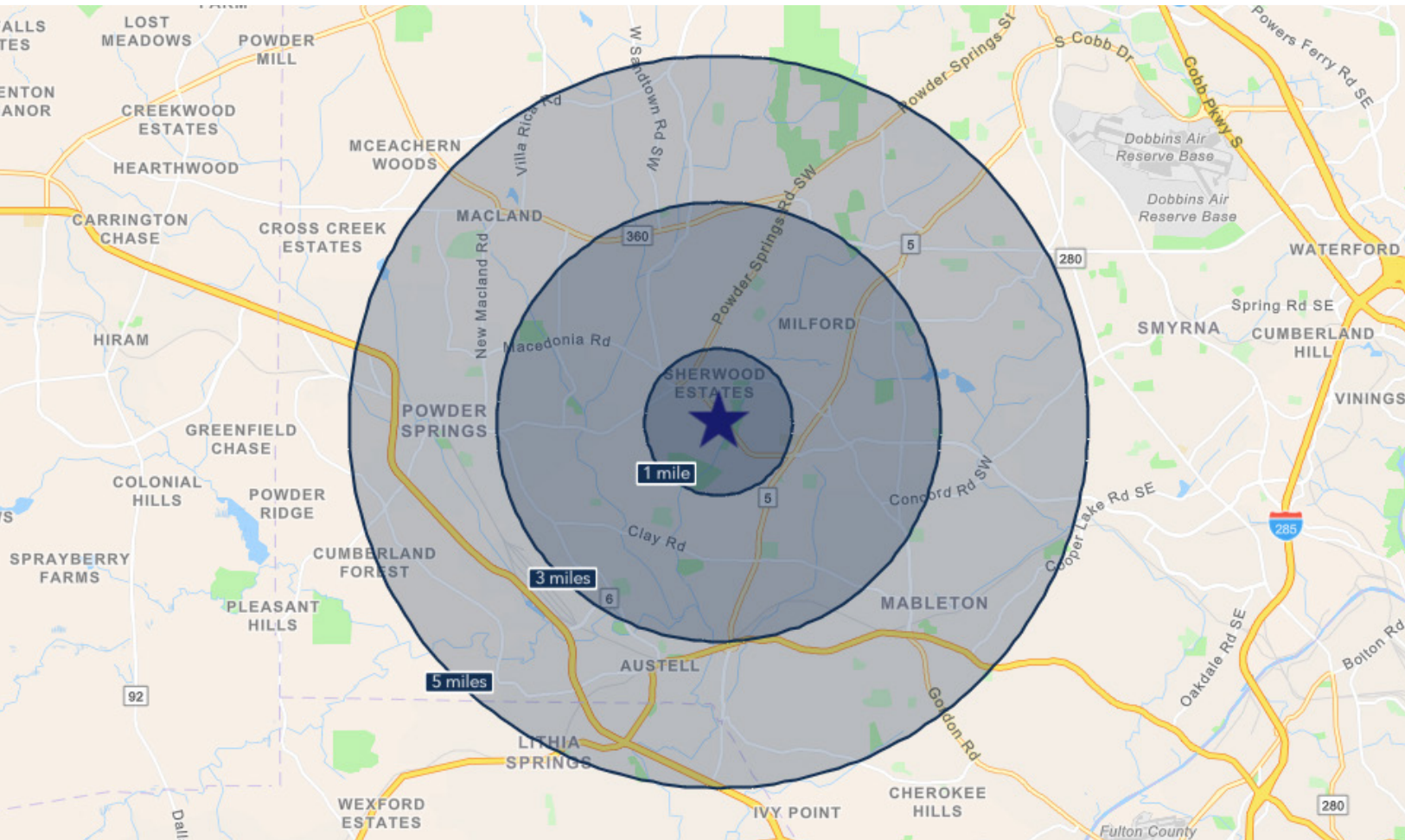
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DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
Population	9,147	63,514	169,540



Households	3,583	22,926	60,332
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Avg. Household Income	\$70,562	\$105,149	\$111,681
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Source: 2024 ESRI

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