

# REGAL PAVILION

2840 EAST-WEST CONNECTOR, AUSTELL, GA 30106



## FOR LEASE



**SUITE 200: 25,500 SF**  
**ADJACENT TO NEW RURAL KING SITE**

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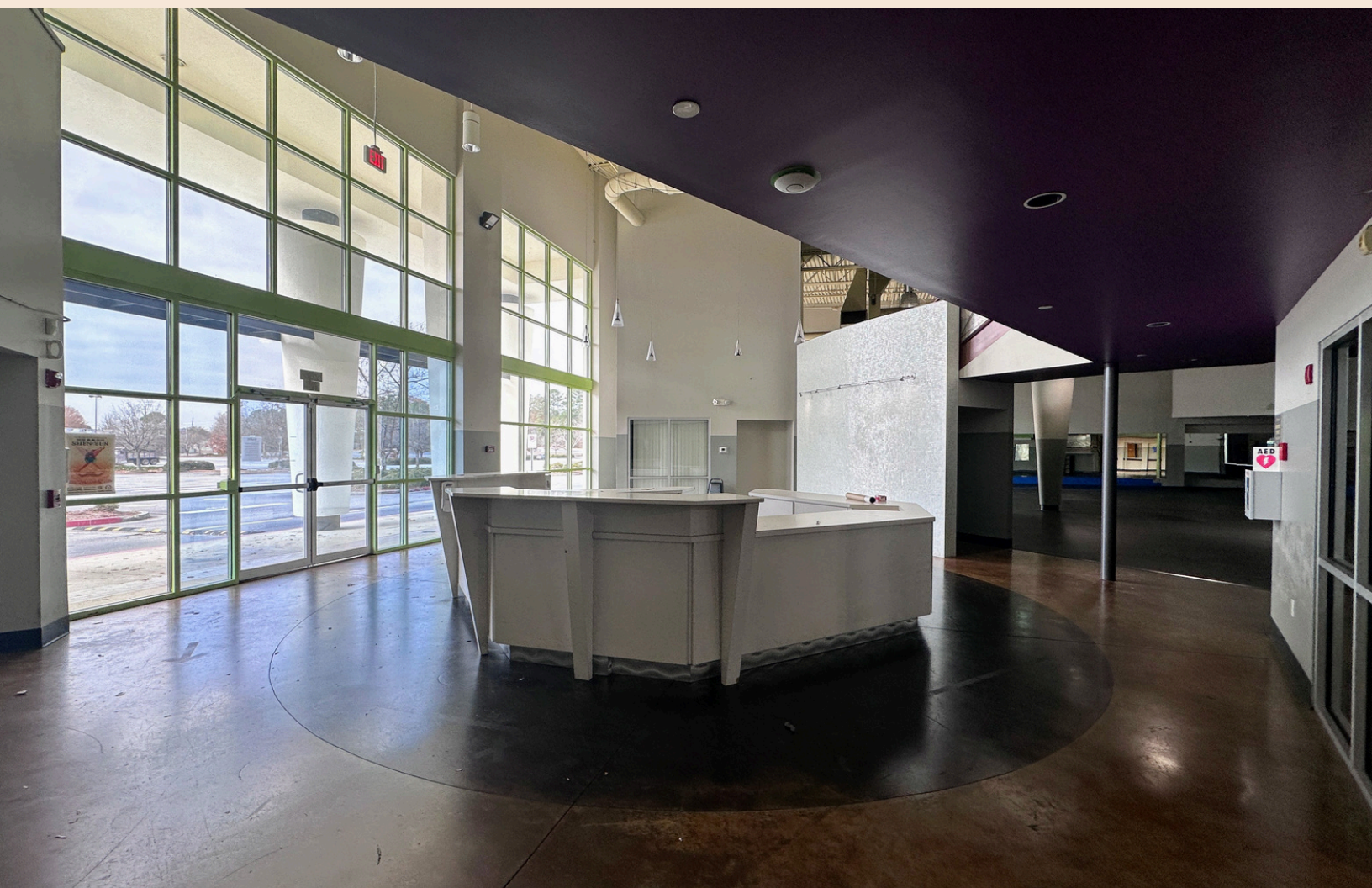
- Exceptional **2nd-generation gym space** with **27'9" ceiling height**
- Ideal for **pickleball, trampoline park, playground**, and other **recreation uses**
- Located in a **thriving healthcare corridor** near major hospitals and clinics
- **Traffic Counts:** EW Connector - **38,100 AADT** | Powder Springs Rd - **20,100 AADT**
- Prominent double-sided **4'x8' electronic pylon sign** for **tenant branding**
- Nearby by **Lidl, LGE, Piedmont Orthopedics, Wellstar Cobb Hospital, and Walmart**
- **Rental Rate: \$14.00/SF + \$5.00/SF NNN**
- **1-acre pad site available for ground lease** - can be used for **outdoor pickleball courts**





SUITE 200 | 25,500 RSF

1ST FLOOR: 22,500 SF | 2ND FLOOR: 3,000 SF





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## AERIAL LANDSCAPE





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## PHOTOS



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





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1 ACRE PAD AVAILABLE FOR GROUND LEASE



- 1-acre pad available for ground lease
- Ideal for QSR, with **drive-thru** potential and **strong road visibility**
- Also **suited for outdoor recreation to complement Suite 200**
- Stamped plans available for a 3,000 SF building
- **Zoned CRC** (Community Retail Commercial)
- Existing deceleration lane for convenient access