

REGAL PAVILION

2840 EAST-WEST CONNECTOR, AUSTELL, GA 30106



FOR LEASE



SUITE 200: 25,500 SF

ADJACENT TO NEW RURAL KING SITE

Jon Kontopidis | Managing Principal

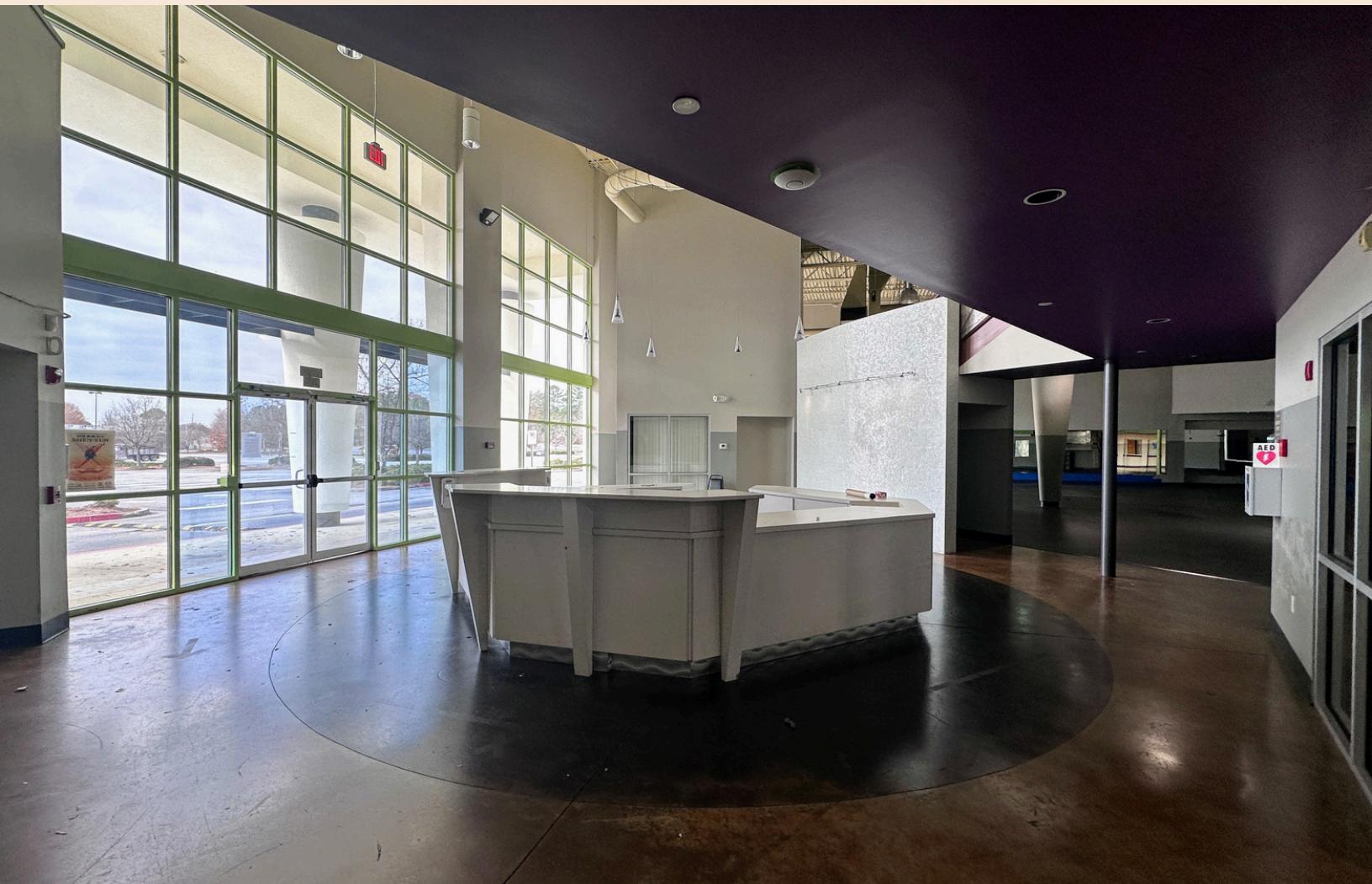
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- Exceptional **2nd-generation gym** space with **27'9" ceiling height**
- Ideal for **pickleball, trampoline park, playground**, and other **recreation uses**
- Located in a **thriving healthcare corridor** near major hospitals and clinics
- **Traffic 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



REGAL PAVILION

AERIAL LANDSCAPE



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REGAL PAVILION PHOTOS



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



REGAL PAVILION

1 ACRE PAD AVAILABLE FOR GROUND LEASE

