# REGAL PAVILLION 2840 EAST-WEST CONNECTOR AUSTELL, GA 30106

for SULAT BOT

Come



#### JON@KOTARETAILGROUP.COM



# Outparcel for lease. BTS ≤ 3,000 SF

• East-West Connector: 38,200 AADT (2018)

BTS up to 3,000 sf

- <u>Powder Springs Rd</u>: 22,400 AADT (2018)
- 2 curb cuts | Drive-thru capable
- Dedicated ingress/egress lanes
- 30 min drive to Atlanta | 15 min from Marietta
- <u>Neighboring Retailers</u>: Regal, Smoothie King,

LGE Credit Union, DaVita, Lidl, Subway,

YouFit, McDonalds, Goodwill, Firehouse Subs



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24 HOUR CONTACT: MR. RA J (305) ROD-ITAR

## NEW PYLON SIGN 4'X8' EMC

### \*Trees have been trimmed

Advance Auto Parts

Power Spins P

Blessed Auto Detailing

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n Emissions etta

Bank of America Financial Center

Waffle House Waffle House

A Taste of Asia

Goodwill Thrift Store & Donation Center Lid

Fresenius Kidney Care Powder Springs

Soccar Shop

Oriental Cafe Sushi Bar & Chinese Cuisine

LGE Corr Casa Grande Bar and Grill

Firehouse Subs

Gold's Gym Regal @ Austell Standard venue for new releases

LGE Community

Smoothie King

IULL KU SVV

McDonald's

Kaiser Permanente West

BB&T

EFERINGER CONTRACT



