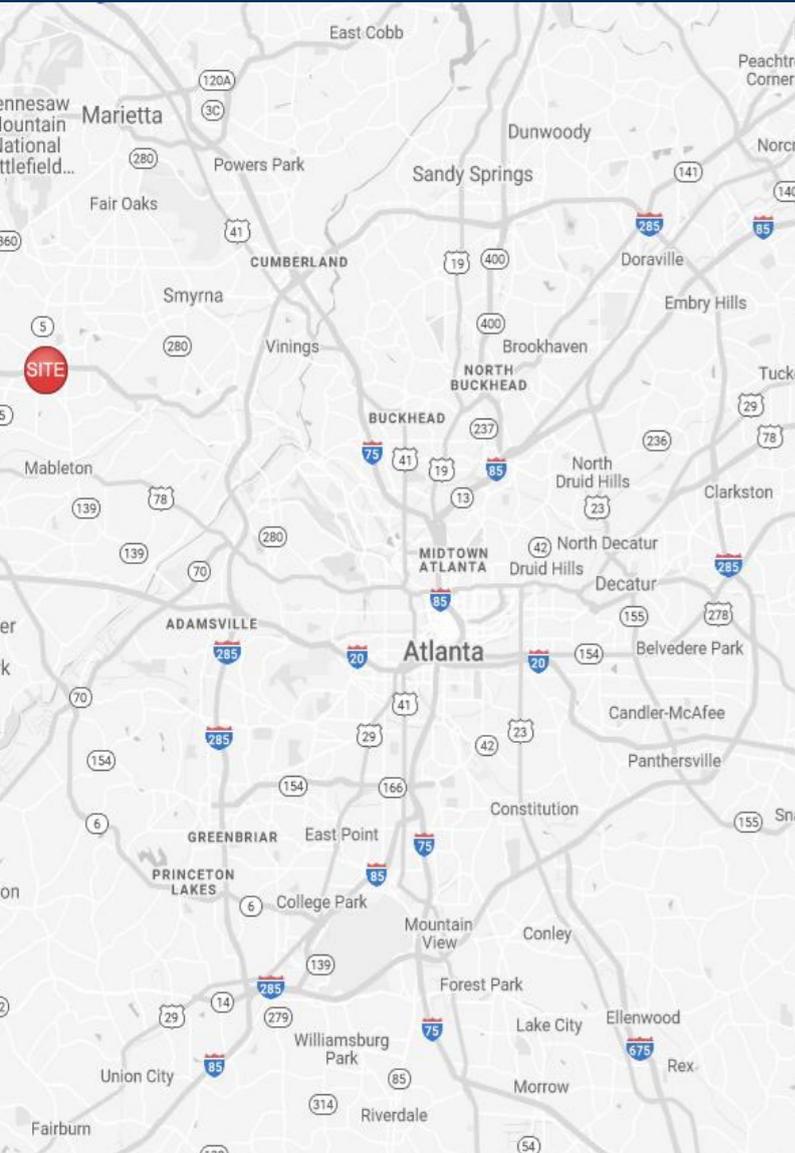


East West Crossroads

1133 East-West Connector
Austell, Georgia 30106



Leasing Contacts

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Property Highlights

- The East West Crossroads shopping center is located 17 miles west of downtown Atlanta, in the well-known city of Austell.
- The increasing population and strong traffic counts of 38,000+ vehicles per day makes this an ideal shopping center for national and regional tenants.
- This Walmart shadow shopping center is able to draw a steady flow of traffic for any retail or restaurant user.
- **GLA: 29,164 SF**
- Retail Space Available | 1,428

Site Access: Property is accessible from multiple curb cuts on East-West Connector including a signalized intersection.

East West Crossroads TENANTS

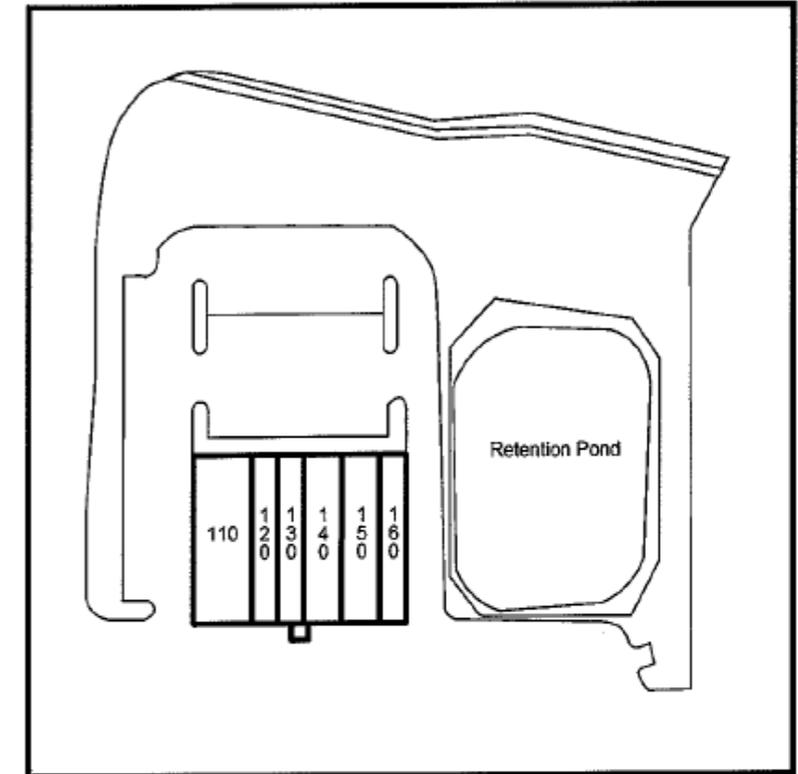
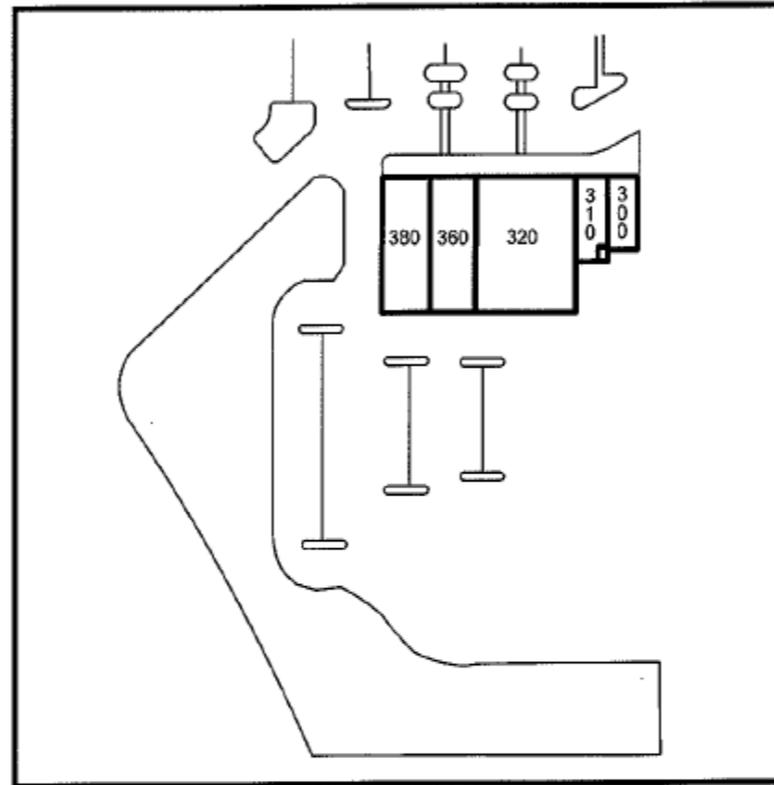
110	Honey Baked Ham	2,940
120/ 130	Thomas Dental Group	2,520
140	Habits Smoke & Vape	1,596
150	State Farm	1,680
160	Retail Space Available	1,428
300	J. Buffalo Wings	1,400
310	Sally Beauty Supply	1,600
320	Dollar Tree	8,000
360	Shoe Show	6,000
380	Batteries Plus	2,000

GLA: 29,164 SF

Availability: 1,428 SF

Blank Site Plan

East-West Crossroads



EAST WEST CROSSROADS

Site Plan



AREA DEMOGRAPHICS



2024
Population

1 MILE	8,591
3 MILE	70,936
5 MILE	200,825



2024 Daytime
Population

1 MILE	6,965
3 MILE	52,004
5 MILE	143,708



Household 2024

1 MILE	3,412
3 MILE	26,075
5 MILE	74,287



Household
Income

1 MILE	\$111,500
3 MILE	\$106,900
5 MILE	\$106,200



EAST WEST CROSSROADS

Trade Area Overview



RIVERWOOD