


# Austell Station

Austell Station is an 8,850 square foot retail center strategically positioned at the intersection of Austell Road and East West Connector in the heart of west Cobb County's premier retail corridor featuring an exceptional lineup of national and regional tenants on long-term leases with structured rent escalations, delivering stable, predictable cash flow in one of Metro Atlanta's most dynamic retail markets.

## Area

Demographics    1 MILE    3 MILE    5 MILE

 2024 Population    10,424    64,791    177,155

 Daytime Population    9,414    49,696    130,788

 2024 Households    4,208    23,671    63,896

 Household Income    \$82,300    \$102,300    \$104,600



**Austell Station**  
**1680 East West Connector SW**  
**Austell, GA 30106**

**Allie Hodge Motz**  
 678.501.5342  
[allie@riverwoodproperties.com](mailto:allie@riverwoodproperties.com)

**Lexi Parks**  
 770.955.7660  
[lexi@riverwoodproperties.com](mailto:lexi@riverwoodproperties.com)

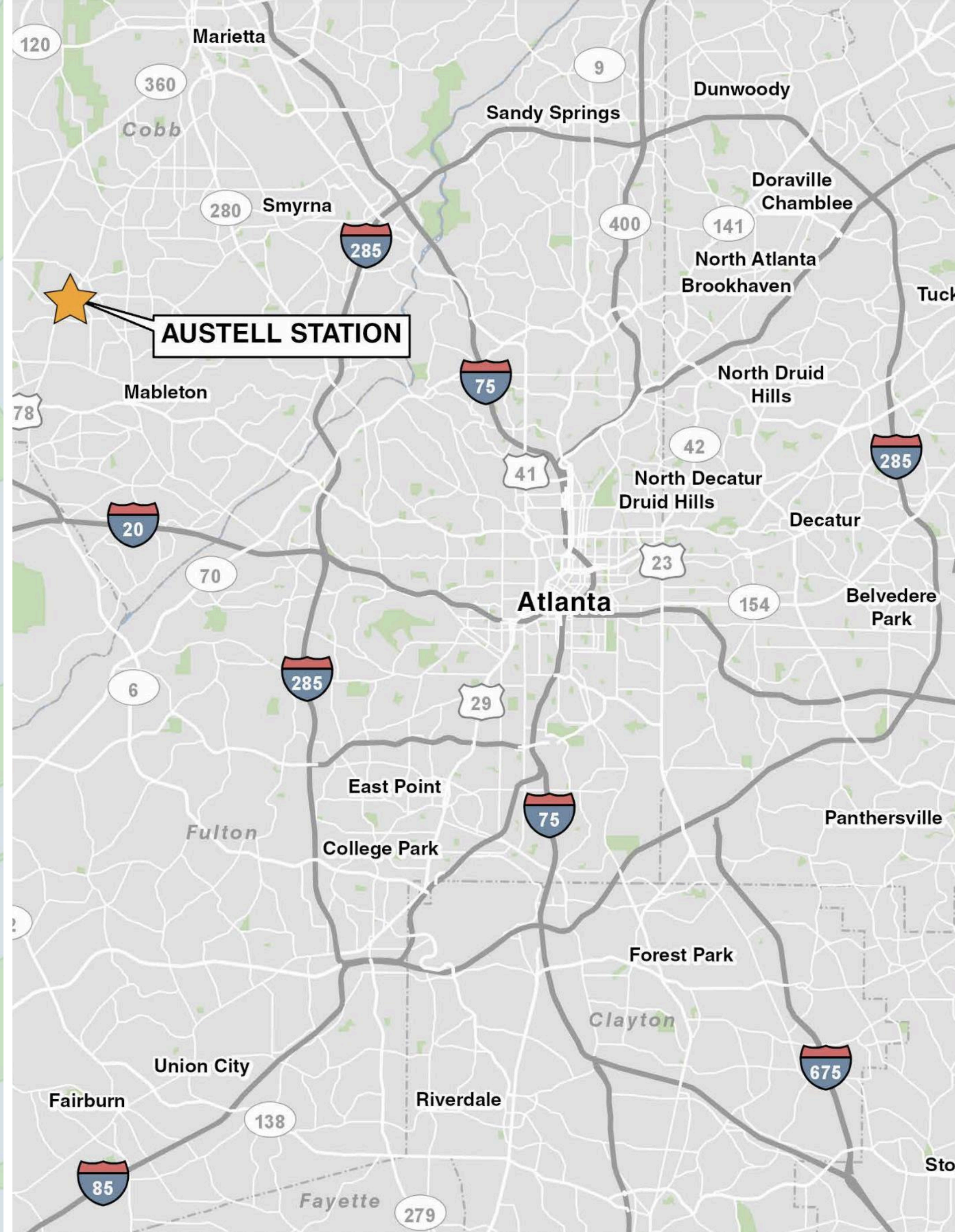
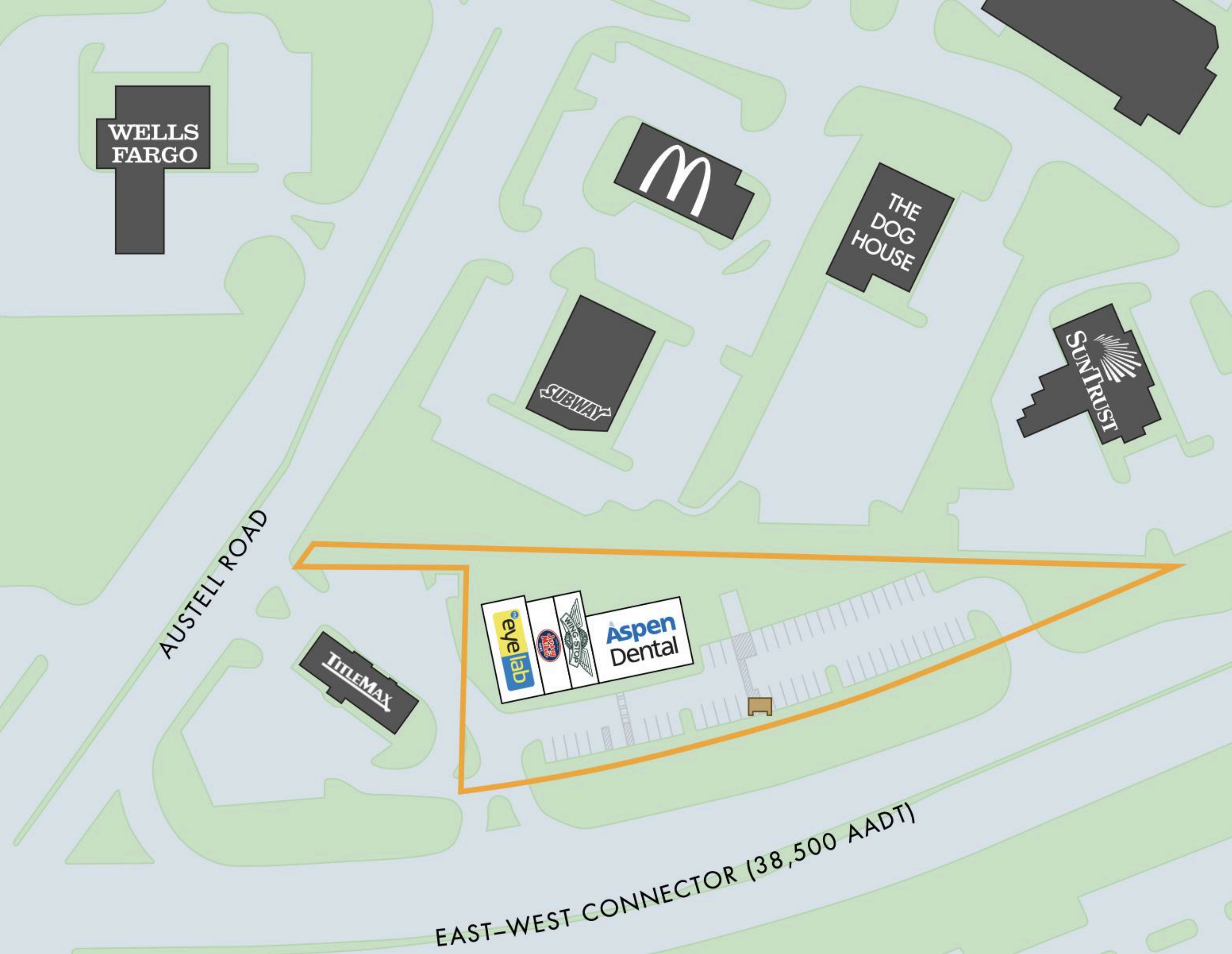


# Austell Station

Suite	Tenant	Square Feet
100	Stanton Optical	2,500
104	Restaurant Space Available	1,400
108	Wingstop	1,400
112	Aspen Dental	3,500

**Prime Intersection Visibility** Austell Station commands a dominant position at one of west Cobb's busiest intersections with exceptional exposure to 68,900 vehicles daily (Austell Road and East West Connector combined). The property benefits from superior access with two entry points on East West Connector and one on Austell Road.

**Mature Retail Environment** Centrally positioned within a retail node featuring over 1.3 million square feet of established retail across six major shopping centers.



**Adjacent to WellStar Cobb Hospital** Located just one block south of WellStar Cobb Hospital, a 382-bed regional medical center with nearly 1,000 physicians treating over 120,000 patients annually. This adjacency provides sustained traffic generation and enhanced customer demographics from medical professionals, patients, and visitors.

**Powerful Demographics in Growing Market:** 318,996 residents within 7-mile radius. Projected 6.5% growth to nearly 340,000 residents within five years.