

## Brookwood Square

3999 Austell Road | Austell, GA 30106

*Anchor, Outparcel and Shop Space Available*



### Property Highlights

- Excellent access and exposure to the East-West Connector and Austell Road
- Anchor space opportunity adjacent to a brand new LA Fitness
- Shop space available
- Outparcel available with potential drive-thru
- 5 full ingress/egress points; 1 partial
- Great signage opportunity - Installation, relocation and upgrade of 9 pylon and monument signs at all points of ingress/egress
- Dense retail presence in market
- Located directly across from WellStar Cobb Hospital
- GA DOT Traffic Counts: East West Connector - 37,000 AADT / Austell Rd - 31,300 AADT

### Demographics Summary

- **Population Density 1mi/3mi/5mi:** 12,980/63,691/180,520
- **Average HH Income 1mi/3mi/5mi:** \$70,234/\$79,425/\$79,055
- **Daytime Population 1mi/3mi/5mi:** 17,678/52,824/138,669





