



AUSTELL PROMENADE

East-West Connector just east of Powder Springs Rd.
Austell / Cobb Co.

RETAIL SPACE FOR LEASE



Site Access:

Property is accessible via the signalized intersection directly in front of the property.

Other Uses In the Area:

Regal Cinema, BJ's Wholesale, Target, Kohl's, Lowe's, Home Depot, Super Wal-Mart along with many other large and small restaurants and retailers

Demographics:

Population - 5 mile radius: 143,049
Avg. Household Income: \$78,259

Daily Traffic Counts:

36,290 cars per day (2010) East West Connector east of Powder Springs Road

Description

Austell Promenade is located on the East-West Connector just East of Powder Springs Road in a high density, commercial corridor of Cobb County. The site is located at a signalized intersection just a block from the Super Wal-Mart and in front of Regal Pavilion, which includes the 22 screen Regal Cinema, Gold's Gym and miscellaneous shops. This site offers both excellent visibility and access to eastbound and westbound traffic.

18,410 square feet of retail space and a freestanding building on approximately 2 acres.

Located: East-West Connector just East of Powder Springs Road.

For Leasing Information:

Whitney Spangler or Ron Chanin

Phone (770) 955-7676 / Fax (770) 955-7606

Email: info@riverwoodproperties.com

Web: www.riverwoodproperties.com



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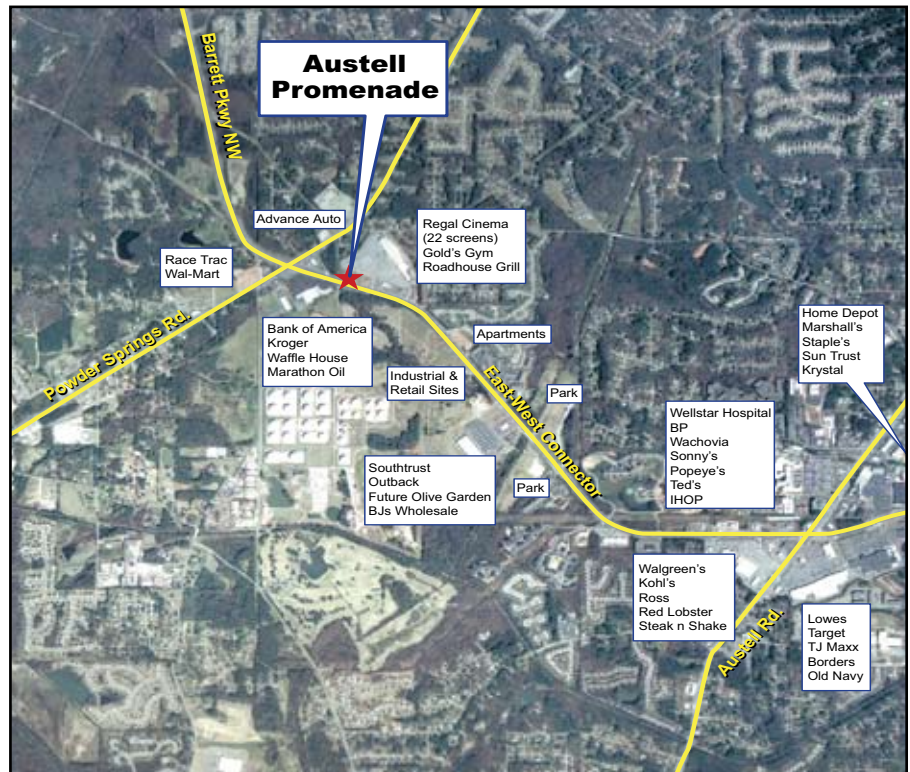
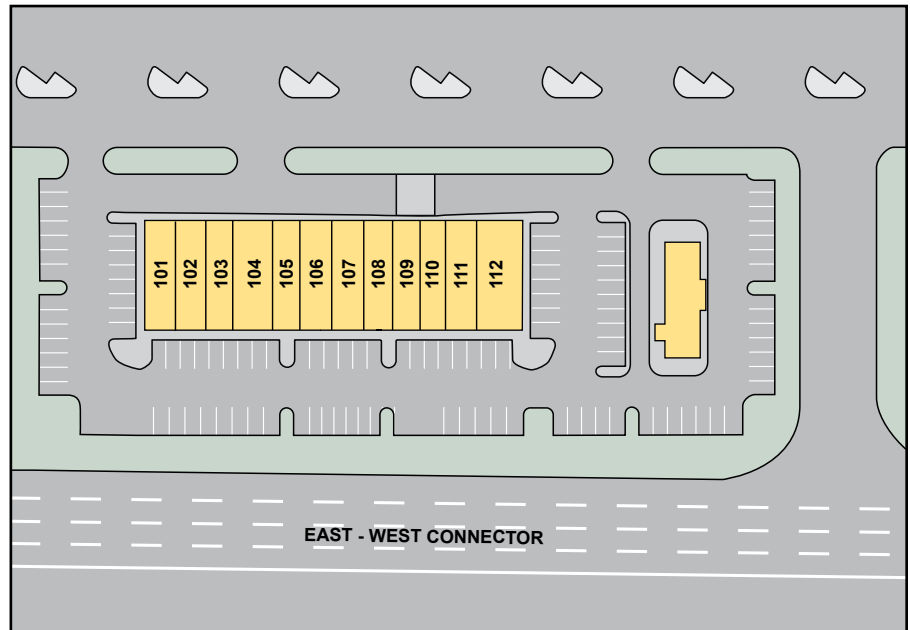
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Availability Information

101	Chinese Restaurant	2,100
102	Retail Space Available	1,750
103	Courtesy Finance of GA	1,400
104	Vacant	1,470
105	Zen Massage	1,400
106	Disc.Smoke, Tobac. & Beer	1,400
107	Ruchda Wings	1,260
108	Ink & Toner	1,190
109	State Farm	1,190
110	The Nail Place	1,260
111	Cole/s Cleaner	2,100
Free.	Starbucks	1,820

GLA: 18,410 SF

Available: 1,470 - 1,750 SF



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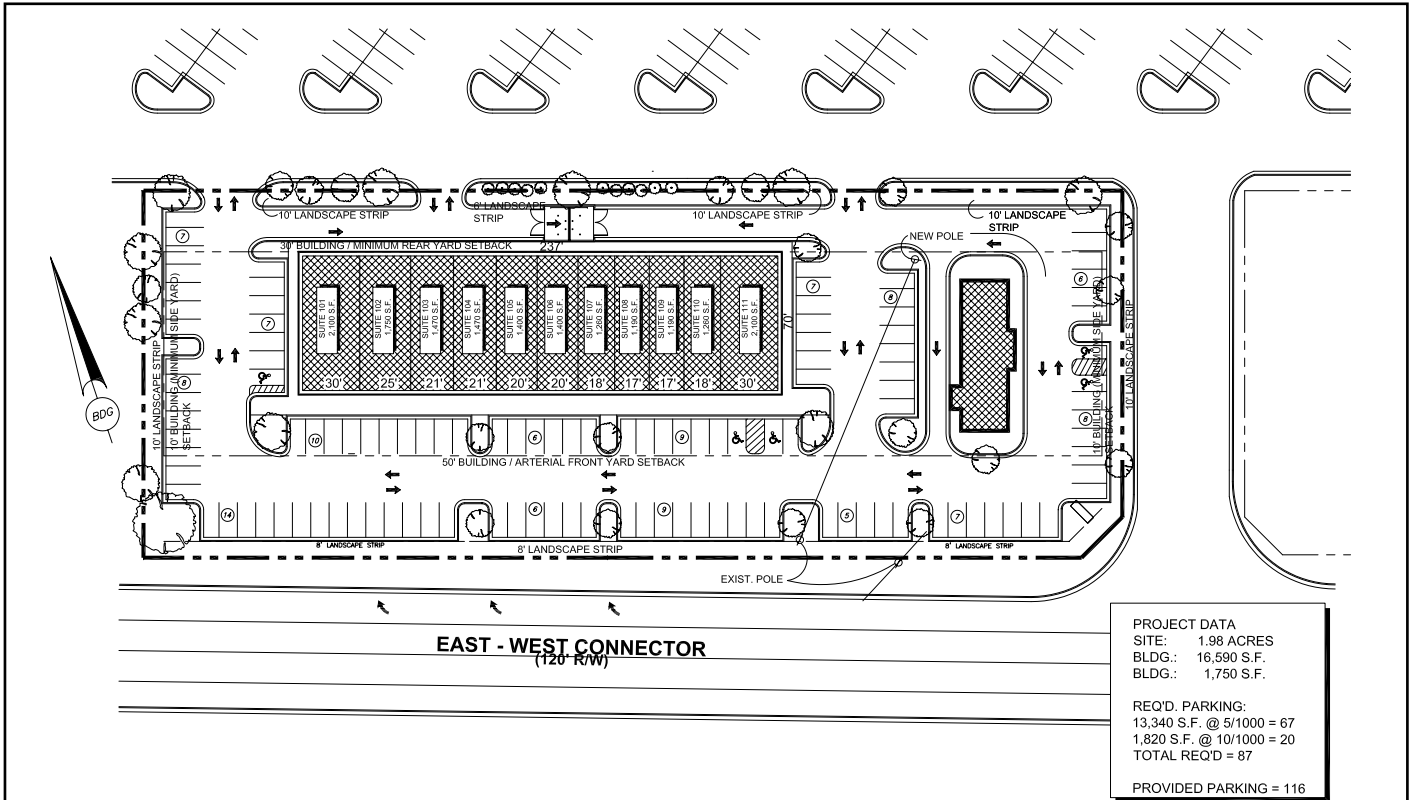
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PROJECT DATA	
SITE:	1.98 ACRES
BLDG.:	16,590 S.F.
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REQ'D. PARKING:	
13,340 S.F. @ 5'/1000 =	67
1,820 S.F. @ 10'/1000 =	20
TOTAL REQ'D =	87
PROVIDED PARKING =	116

AUSTELL PROMENADE

C N N A ARCHITECTS, INC

119 LUCKIE STREET NW | SUITE 100 | ATLANTA, GEORGIA 30318.5730 | 404.522.0077 | 404.522.0080 FAX
ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN

Scale: 1" = 20'-0"
Project No.: A04380
Date: 09.25.06

Sheet No.
ASP-11

