

**FOR LEASE**  
1,600 - 8,828 SF

# Brookwood Square

3999 Austell Road  
Austell, GA 30106



Juan P. Restrepo

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**JBL**  
ASSET MANAGEMENT



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## NOTABLE AVAILABILITIES

- » 8,828 SF in-line space available
- » 3,200 SF end cap space available
- » 1,600 SF in-line space available
- » 1,600 SF end cap space available

## PROPERTY HIGHLIGHTS

- » Excellent access and exposure to the East-West Connector and Austell Road
- » 5 full ingress/egress points; 1 partial
- » Located directly across from WellStar Cobb Hospital
- » Dense retail presence in market

## TRAFFIC COUNTS

- » 37,700 AADT on East-West Connector
- » 34,500 AADT on Austell Rd

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	12,348	62,467	177,473
Households	4,712	22,474	62,278
Average HH Income	\$75,047	\$88,717	\$89,519
Daytime Population	14,409	56,345	152,010



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**BROOKWOOD SQUARE**  
Austell, GA

Suite	Tenant	SF
301	LA Fitness (NAP)	45,000
351	The Venue at West Cobb	3,900
355	Isofit Meals	1,200
359	Available	1,600
363	Available	1,600
401	Available	3,200
403	CosmoProf	3,200
404	Barber 4 Days	1,600
413	Infla8	1,384
486	Uptown Cheapskate	5,314
501	Bargain Hunt	25,000
601	Altitude Trampoline Park	27,230
701	Nova Care Rehab	2,250
711	Available	8,828
721	Juice Me Too	1,178
801	Dominos Pizza	1,600
809	Express Barber & Salon Supplies	2,407
805	Tasty Crab House	4,800
806	Sports Grill	4,939
1101	The Dog House	4,293

Not A Part
  Available





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