

FOR LEASE
1,384 - 1,500 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

- » 1,384 SF in-line space available
- » 1,500 SF pad site 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
359-363	AKP Event Studio	3,200
401	Once Upon A Child	3,200
403	CosmoProf	3,200
404	Barber 4 Days	1,600
413	Available	1,384
486	Uptown Cheapskate	5,314
501	Pickleball Kingdom	25,000
601	Altitude Trampoline Park	27,230
701	Nova Care Rehab	2,250
711-A	Bezo Beauty	3,828
711-B	Atami Sushi Grill	5,000
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
PAD	Potential QSR	Up to 1,500

Not A Part Available

Brookwood Square

Map Labels:

- Roads:** HURT RD, AUSTELL RD, HICKORY RD, FLOOD RD, EAST-WEST CONNECTOR.
- Commercial Centers:** BROOKWOOD SQUARE, EAST-WEST COMMONS.
- Businesses:**
 - Wellstar Cobb Hospital
 - IHOP
 - Popeye's Louisiana Kitchen
 - Walgreens
 - Red Lobster
 - Kohl's Rack Room Shoes
 - Papa John's
 - Charley's Restaurant & Bar
 - Sanders Elementary School
 - Enterprise Rent-A-Car
 - Auto Zone
 - Burger King
 - Wendy's
 - Captain D's
 - Taco Bell
 - Wells Fargo
 - Chick-fil-A
 - Hobby Lobby
 - Leslie's Pool Supplies
 - Food Depot Family Dollar
 - Metro by 9-Mobile
 - The Home Depot
 - The HoneyBaked Ham Co. Cafe
 - CVS/pharmacy + minute clinic
 - Starbucks
 - Discount Tire
 - Dollar Tree
 - Sally Beauty Supply
 - Walmart
 - UPS
 - Longhorn Steakhouse
 - La Fitness
 - Truist Bank
 - Target
 - Lowe's
 - Hibbett Sports
 - TJ Maxx
 - Bealls Outlet
 - Party City
 - Burlington Coat Factory
 - Pep Boys
 - Waffle House
- Traffic Volume:**
 - EAST-WEST CONNECTOR: 37,700 AADT
 - AUSTELL RD: 34,500 AADT