

FOR LEASE
1,500 SF

Brookwood Square

3999 Austell Road
Austell, GA 30106



Juan P. Restrepo



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Javier Masferrer



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JBL
ASSET MANAGEMENT

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NOTABLE AVAILABILITIES

- » 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	Perfume Outlet	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
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Not A Part Available

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