

FOR LEASE
1,500 - 1,600 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
- » 1,600 SF available in-line 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	First Care Women's Clinic	1,600
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

Not A Part

Available



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