

PROPERTY HIGHLIGHTS

- ◆ **Square Footage:** 231,267
- ◆ **Traffic Counts:**
41,000 AADT (East-West Connector)
- ◆ **Property Details:**

Heritage Hills is located at the highly trafficked intersection of East-West Connector and Austell Road. Anchored by Hobby Lobby and Food Depot, the shopping center features excellent visibility, easy ingress/egress, and a signalized intersection, as well as ample parking. Located in a rapidly growing market, the shopping center provides Austell area residents abundant shopping and dining opportunities. The center will be redeveloped in the Spring of 2021 and will feature a new facade, the addition of greenspace, and will connect to the adjacent residential property which is currently under construction.

HOBBY LOBBY FOOD DEPOT

FAMILY DOLLAR

LEASING INQUIRIES PLEASE CONTACT

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HERITAGE HILLS

1355 SW East-West Connector, Austell, GA 30106



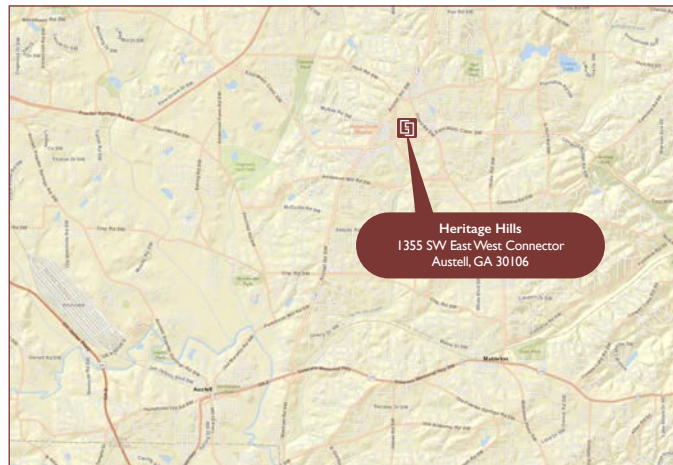
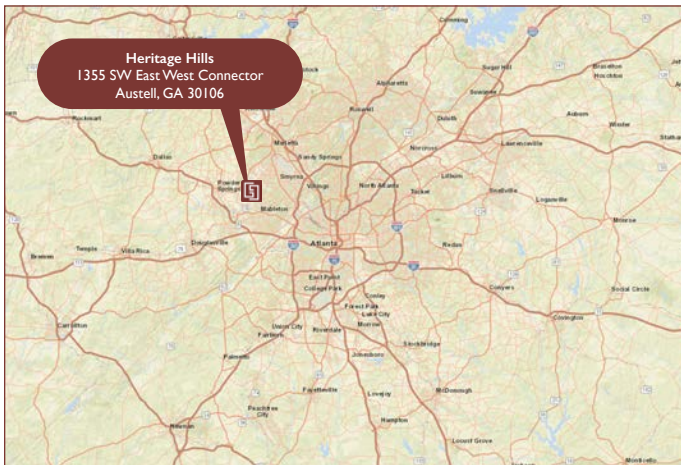
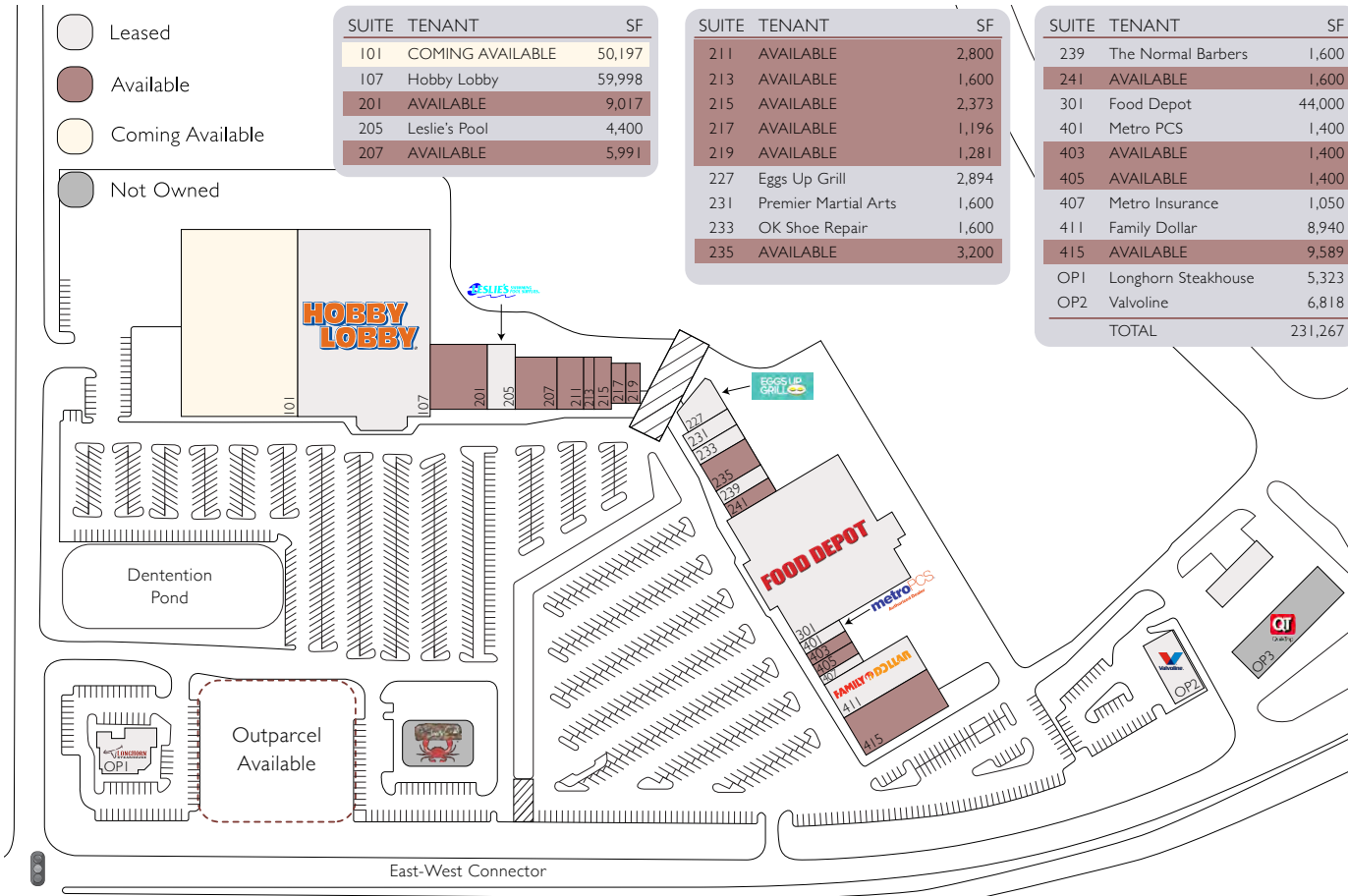
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DEMOGRAPHICS

	3 Mile	5 Mile
Total Population	70,710	184,611
Average HHI	\$73,929	\$75,310
Race:		
Caucasian	34.2%	33.1%
African American	42.0%	41.1%
Other	23.8%	25.8%



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