

PROPERTY HIGHLIGHTS

♦ Square Footage: 235,868

Property Details:

Heritage Hills is located at the highly trafficked intersection of East-West Connector and Austell Road. Anchored by Hobby Lobby, Floor & Decor, 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. Shopping Center has been redeveloped and connects to a brand new Class A apartment community (735 units).









FOOD DEPOT

LEASING INQUIRIES PLEASE CONTACT

Vivian Christian vguy@garnergroup.net O: 470.867.9252

HERITAGE HILLS

1330 East West Connector, Mableton, GA 30106

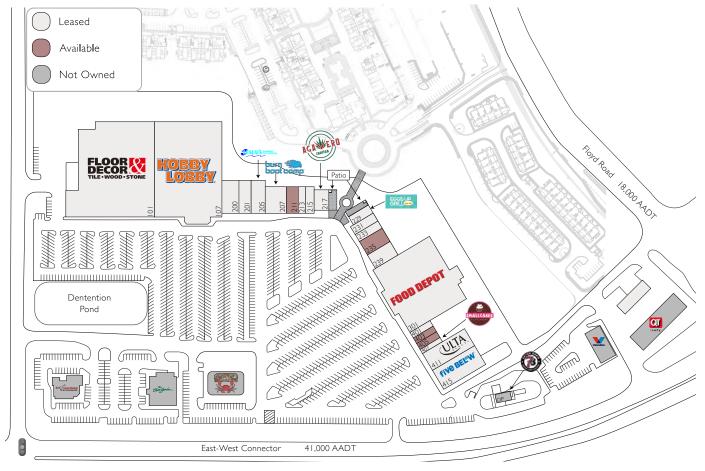






HERITAGE HILLS

1330 East West Connector, Mableton, GA 30106









DEMOGRAPHICS

3 Mile 5 Mile

Total Population 71,828 187,973

Average HHI \$81,393 \$85,259

Traffic Counts (AADT)

41,000 (East-West Connector)

18,000 (Floyd Road)

	SUITE	TENANT
	101	Floor & Decor
	107	Hobby Lobby
	200	Phoenix Nails
	201	Johnny's Pizza
	205	Leslie's Pool
	207	Burn Boot Camp
I	211	AVAILABLE (2,800)
	213	Tea Leaf & Creamery
	215	Summerlin Dental
	217	Agavero Cantina
	229	Eggs Up Grill
	231	Premier Martial Arts
	233	OK Shoe Repair
	235	AVAILABLE (3,200)
	239	The Normal Barbers
	301	Food Depot
	401	Metro PCS
ı	403	AVAILABLE (1,400)
	405	AVAILABLE (1,400)
	407	Small Cakes
	411	Ulta
	415	Five Below
	OP	7Brew

LEASING INQUIRIES PLEASE CONTACT

Vivian Christian vguy@garnergroup.net O: 470.867.9252