



GARNER GROUP

### PROPERTY HIGHLIGHTS

- ◆ Square Footage: 219,165
- ◆ 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. Shopping Center has been redeveloped and connects to a brand new Class A apartment community (750 units).



five BELOW®

FOOD DEPOT

LEASING INQUIRIES PLEASE CONTACT

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# HERITAGE HILLS

1355 SW East-West Connector, Austell, GA 30106



Opening Summer of 2023  
 New 750 Unit  
 Apartment Community



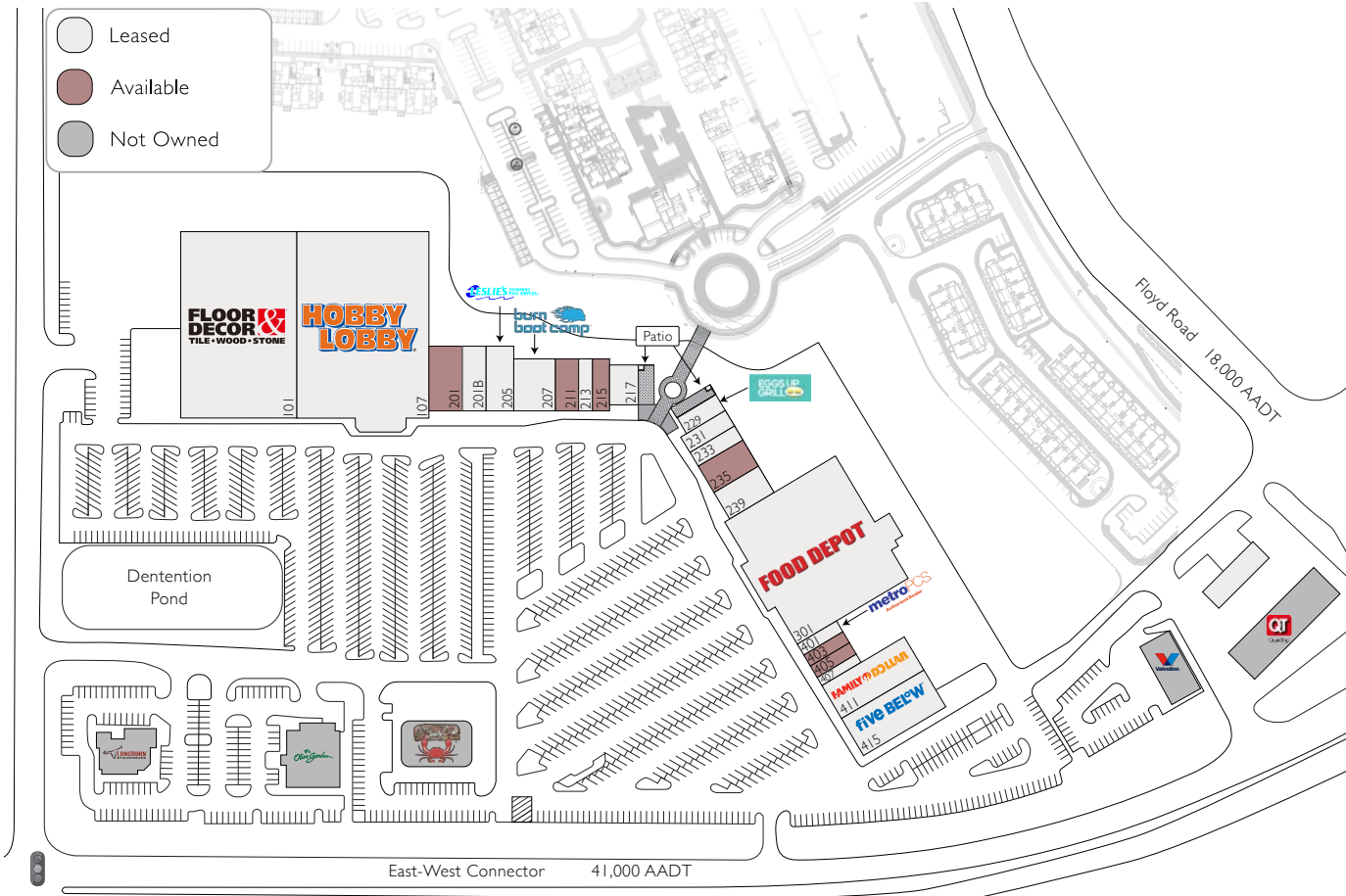
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## DEMOGRAPHICS

	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
201	AVAILABLE (5,417)
201B	Johnny's Pizza
205	Leslie's Pool
207	Burn Boot Camp
211	AVAILABLE (2,800)
213	Tea Leaf & Creamery
215	AVAILABLE (2,373)
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
403	AVAILABLE (1,400)
405	AVAILABLE (1,400)
407	Metro Insurance
411	Family Dollar
415	Five Below



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