

**PROPERTY HIGHLIGHTS**

- ◆ Square Footage: 219,126
- ◆ 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



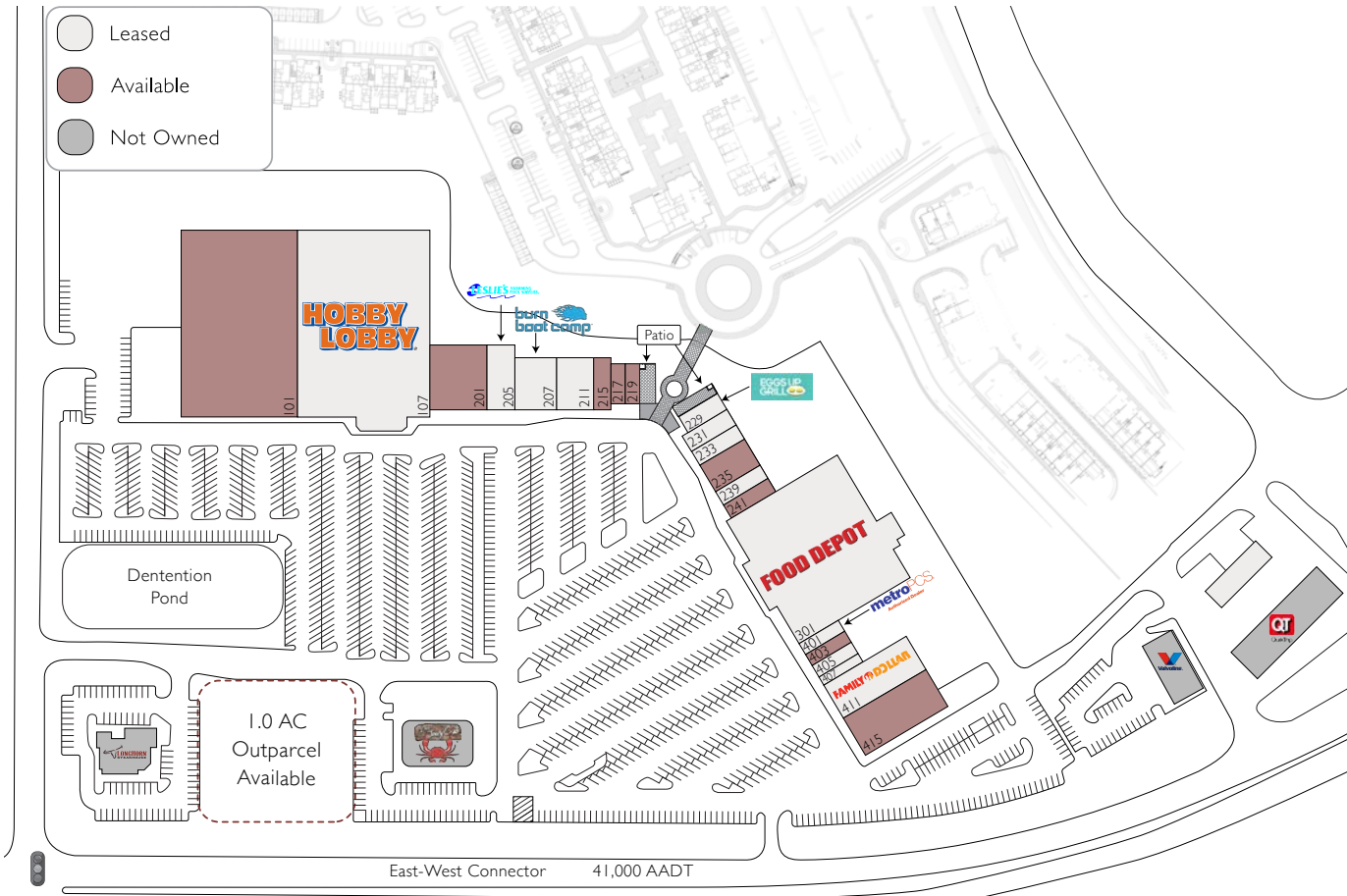
# HERITAGE HILLS

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## DEMOGRAPHICS

	3 Mile	5 Mile
Total Population	71,828	187,937
Average HHI	\$81,393	\$85,259
Race:		
Caucasian	34.2%	33.1%
African American	42.0%	41.1%
Other	23.8%	25.8%



SUITE	TENANT	SF
101	AVAILABLE	50,197
107	Hobby Lobby	59,998
201	AVAILABLE	9,017
205	Leslie's Pool	4,400
207	Burn Boot Camp	5,991
211	Elite Salon	4,400
215	AVAILABLE	2,373
217	AVAILABLE	1,196
219	AVAILABLE	1,281
229	Eggs Up Grill	2,894
231	Premier Martial Arts	1,600
233	OK Shoe Repair	1,600
235	AVAILABLE	3,200
239	The Normal Barbers	1,600
241	AVAILABLE	1,600
301	Food Depot	44,000
401	Metro PCS	1,400
403	AVAILABLE	1,400
405	Common Cents Financial	1,400
407	Metro Insurance	1,050
411	Family Dollar	8,940
415	AVAILABLE	9,589
TOTAL		219,126



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