



## 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).

**HOBBY  
LOBBY**

**five BELOW**

**FOOD DEPOT**

LEASING INQUIRIES PLEASE CONTACT

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## HERITAGE HILLS

1355 SW East-West Connector, Austell, GA 30106





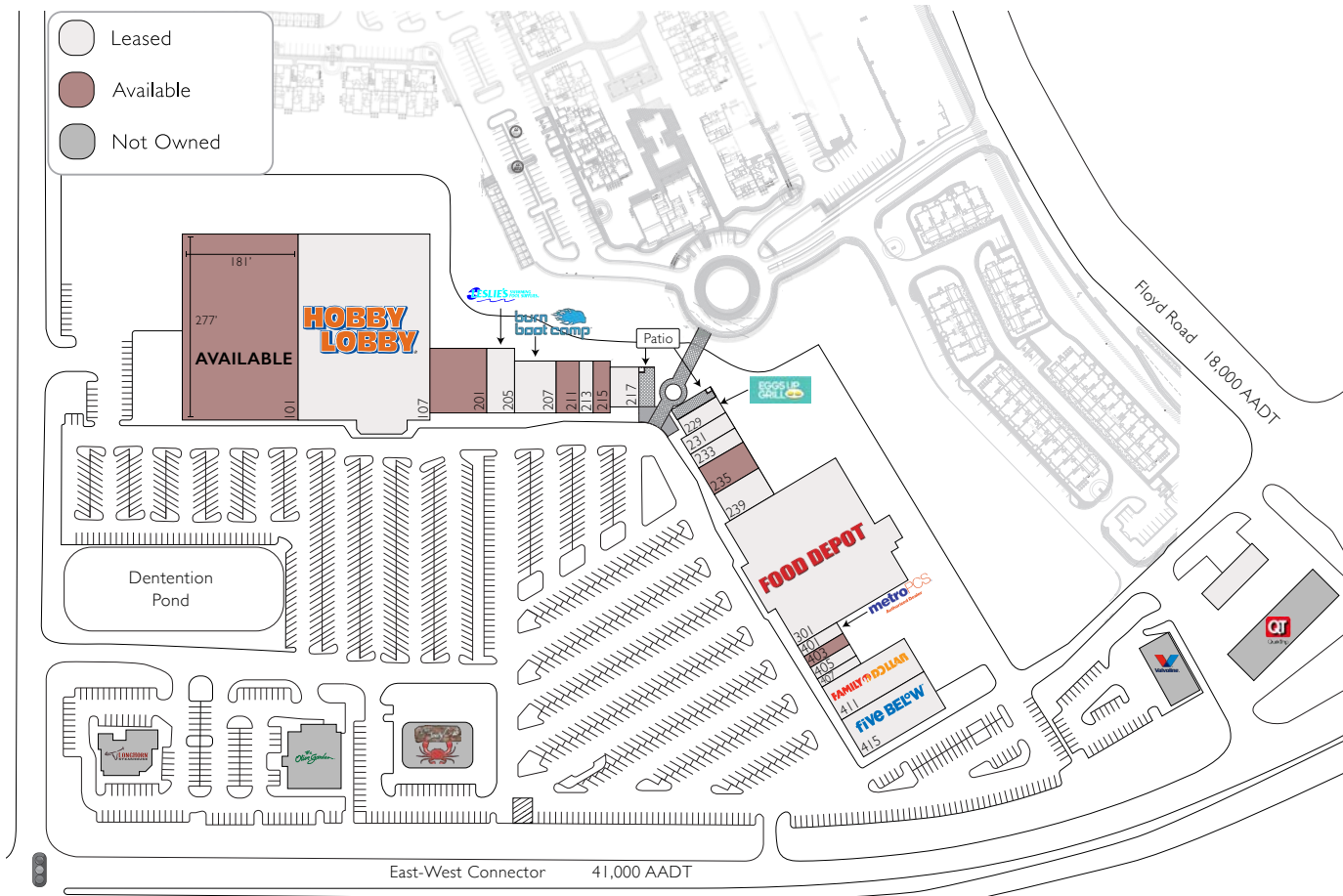
# HERITAGE HILLS

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## DEMOGRAPHICS

	3 Mile	5 Mile
Total Population	71,828	187,973
Average HHI	\$81,393	\$85,259
Traffic Counts (AADT)	41,000 (East-West Connector)	
	18,000 (Floyd Road)	



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	AVAILABLE	2,800
213	Tea Leaf & Creamery	1,600
215	AVAILABLE	2,373
217	Agavero Cantina	2,477
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	3,200
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	Five Below	9,628
TOTAL		219,165

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