

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 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 BEL'W

FOOD DEPOT

LEASING INQUIRIES PLEASE CONTACT

Harold McCaleb hmccaleb@garnergroup.net

O: 470.867.9250

C: 843.345.9001

HERITAGE HILLS

1330 SW East-West Connector, Austell, GA 30106

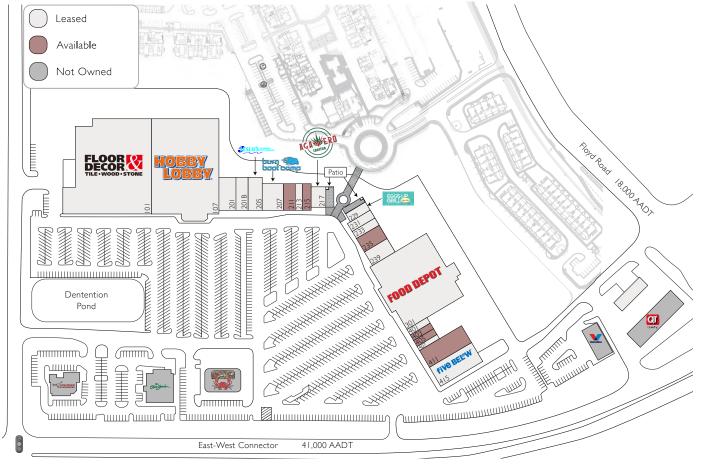






HERITAGE HILLS

1330 SW East-West Connector, Austell, 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
201	Phoenix Nails
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	AVAILABLE (8,940)
415	Five Below

LEASING INQUIRIES PLEASE CONTACT

Harold McCaleb hmccaleb@garnergroup.net

O: 470.867.9250

C: 843.345.9001