

2435 East West Connector

Austell, GA 30106 | Cobb County



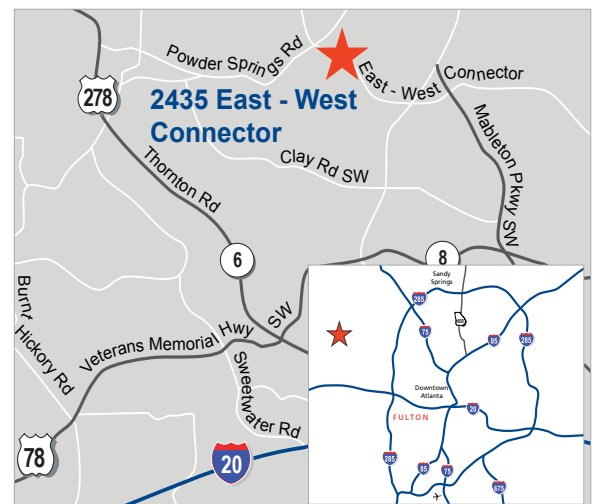
FOR LEASE - RETAIL, WAREHOUSE, OR SPECIAL USE

SPACE AVAILABLE 115,369 SF on 19.024 acres

LEASE RATE \$5.00 / SF NNN

HIGHLIGHTS

- Former BJ's Wholesale Club
- 100% HVAC
- 664 parking spaces (5.77 / 1000 SF)
- 3 dock high; 1 drive-in door
- 24' - 26' clear height ceilings
- Pylon and building signage available
- Signalized access on East West Connector
- Potential uses includes: warehouse, retail, office, school, medical and entertainment



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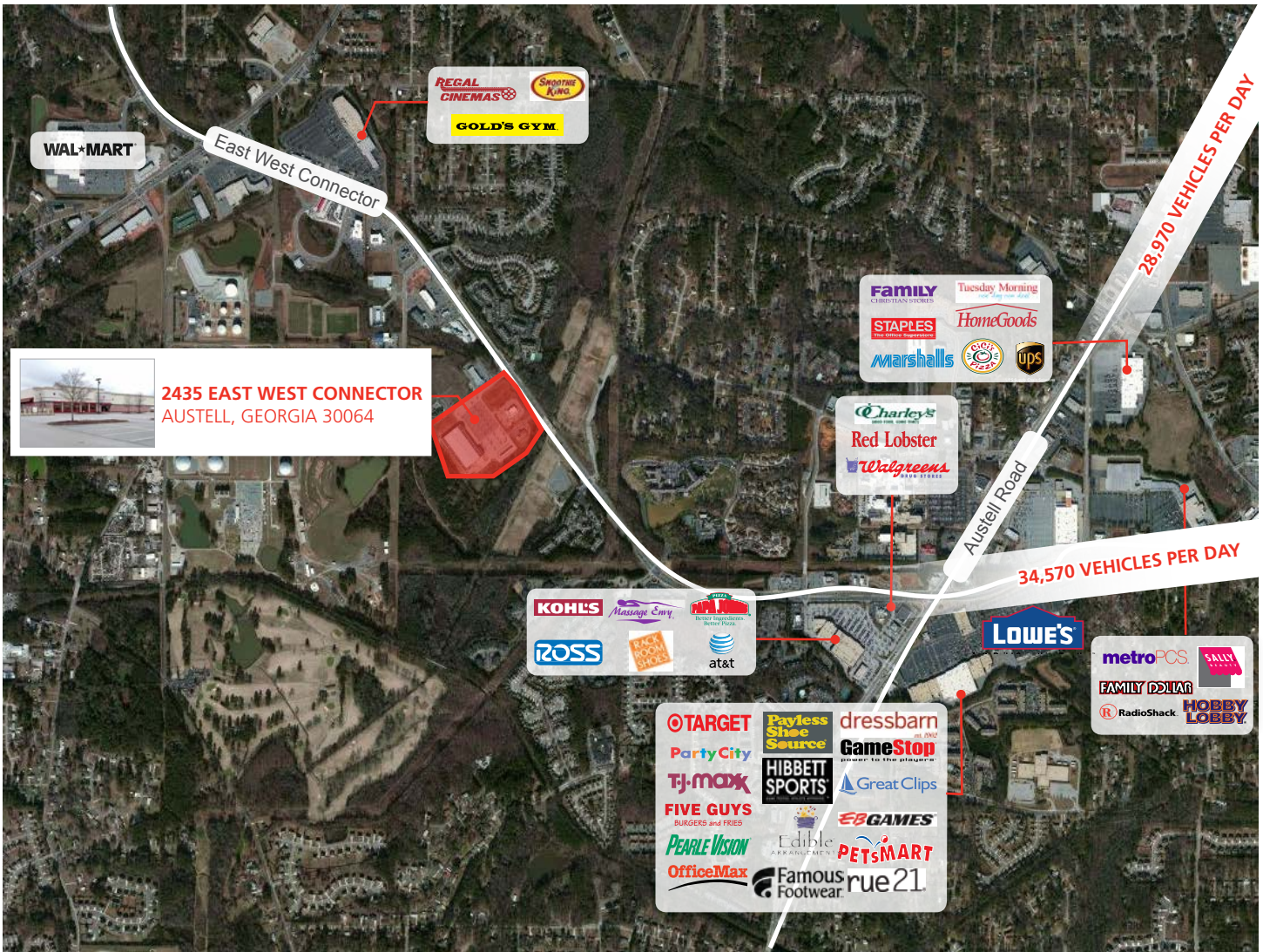
Ackerman & Co.

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KEY AMENITIES AND LANDMARKS



DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
Population	56,313	141,690	504,876
Households	20,151	49,376	191,926
Average Household Income	\$71,763	\$74,411	\$76,917
Median Household Income	\$63,009	\$65,504	\$65,402

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SITE PLAN



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AERIAL



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PROPERTY PHOTO



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