



Austell, GA- Market Analysis

Thurs. July 25, 2024

| | Address | Property | GLA | Major Tenants | Shop Tenants | Quoted Shop Rent | CTI Fees | Occupancy | Available SF | Leasing Contact | Notes |
|----------|--|---------------------|---------|---|---|------------------|----------|-----------|--------------|---|---|
| 1 | Subject Property 1025 East West Connector Austell, GA 30106 | East West Shops | 85,565 | Onelife Fitness, Starbucks, Wellstar Urgent Care, Play It Again Sports | Seven Sports Bar, Family Cleaners, AZ Nails, Café Blu, Cloud 9, Niko Beauty Supply, Miller Thyme Men's Barber Shop, Pearly Isles Dental, We Made It!, Green Lotus, Miyako Japanese Steakhouse, iLashHer, Restore Salon, East West Package | \$ 28.50 | \$ 4.73 | 96% | 3,400 | Evan Staley Hendon Properties estaley@hendonproperties.com | Discount tire- separately owned |
| 2 | 1355 East West Connector Austell, GA 30106 | Heritage Hills | 219,165 | Floor & Décor, Hobby Lobby, Food Depot, Family Dollar, Five Below | Johnny's Pizza, Leslie's Pool, Burn Boot Camp, Tea Leaf & Creamery, Agavero Cantina, Eggs Up Grill, Premier Martial Arts, OK Shoe Repair, The Normal Barbers, Metro PCS, Metro Insurance | \$ 28.00 | \$ 2.15 | 92% | 16,590 | Harold McCaleb Garner Group hmccaleb@garnergrou.net | Anchor tenants- \$24 psf |
| 3 | 3999 Austell Road Austell, GA 30106 | Brookwood Square | 105,523 | Bargain Hunt, Altitude Trampoline Park, Uptown Cheapskake, LA Fitness (NAP) | The Venue at West Cobb, Isofit Meals, AKP Event Studio, First care Women's Clinic, Once Upon A Child, Cosmoprof, Barber 4 Days, Nova Care Rehab, Bezo Beauty, Juice Me Too, Domino's Pizza, Express Barber & Salon Supplies, Tasty Crab House, Sports Grill, The Dog House | \$ 21.50 | \$ 3.50 | 94% | 6,384 | Juan P Restrepo JBL 954.866.0246 juan@blmgmt.com | Big box- high teens, low 20s Smaller suites- low/mid 20s Altitude Trampoline Park- signed about a year ago, high single digit rent, former Marshalls LA Fitness in the center, not owned by JBL |
| 4 | 3999 Austell Road Austell, GA 30106 | Brookwood Square II | 13,580 | Mattress Firm | Jimmy John's, Rio's Brazilian Wax, 100% Chiropractic, Austell Smiles | \$ 30.00 | \$ 5.15 | 100% | - | Matt Felis TSCG matt.felis@tscg.com | 100% Leased Updated- If it were a restaurant shop rent - \$35 and same NNN's |
| 5 | 1757 East West Connector Austell, GA 30106 | East West Commons | 409,744 | Target, Lowe's, TJ Maxx, OfficeMax, Burlington, PetSmart | Panera Bread, Hibachi & Sushi, Kay Jewelers, The Vitamin Shoppe, Pearle Vision, Great Clips, Pro Nails, Pro Beauty Mart, Edible Arrangements, Storage, Five Guys, Hibbett Sports, The Joint, Gamestop, T-Mobile, Big Saving Appliances, Popsheff, Party City | \$ 30.00 | TBD | 99% | 5,070 | Bob Stasiowski Atlantic Retail bstasiowski@atlanticrotail.com | Haven't released any shop space Quote +/- \$30 psf based on size and location Bob has done leasing for East West Shops for the past 5/6 years |
| 6 | 5015 Floyd Road SW Mableton, GA 30126 | Mableton Walk | 105,884 | Publix | Westside Bank, Pep Boys, Paco's Mexican Restaurant, H&R Block, One Main Financial, French Nails, Top Shelf Liquors, Shelly Beauty Supply, The Athlete's Foot, Vibrant Smiles Dental Care, State Farm, Star East Chinese Restaurant, Glenn's Café, Automation Temporary Services, One Medical, Urban One Salons, Code Wiz, Phenix Salon Suites, Atlanta's Best Wings, Pizza Hut, StrechLab, Rent-A-Center | \$ 28.00 | \$ 6.71 | 95% | 5,100 | Mariah Klein Brixmor 770-360-8448 | Spoke to Mariah, higher asking rents for smaller sq ft 1,100 sq ft- \$34 psf 4,000 sq ft- \$22 psf |
| 7 | 4875 Floyd Road SW Mableton, GA 30126 | Mableton Crossing | 86,819 | Kroger | Lizbeth's Dominican Salon, CBD American Shaman, Nad'z Cutz, WNB Factory, Jabz, B.K. Nails, New Han's, For Eyes, Ruby's Salon Suite, Coast Dental, Subway, GNC, Smoothie King, The Shipping Yard, Yummy Bistro | \$ 35.00 | \$ 6.19 | 99% | 1,252 | Jordan Titshaw Phillips Edison & Company 770-906-4251 | 2,700 sq ft gym at \$21 NNN 1,200 sq ft shipping center at \$32 NNN |
| AVERGAES | | | 146,611 | | | \$ 28.71 | \$ 4.74 | 96% | 6,299 | | |