



GARNER GROUP

### 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 BELOW

FOOD DEPOT

LEASING INQUIRIES PLEASE CONTACT

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# HERITAGE HILLS

1330 SW East-West Connector, Austell, GA 30106





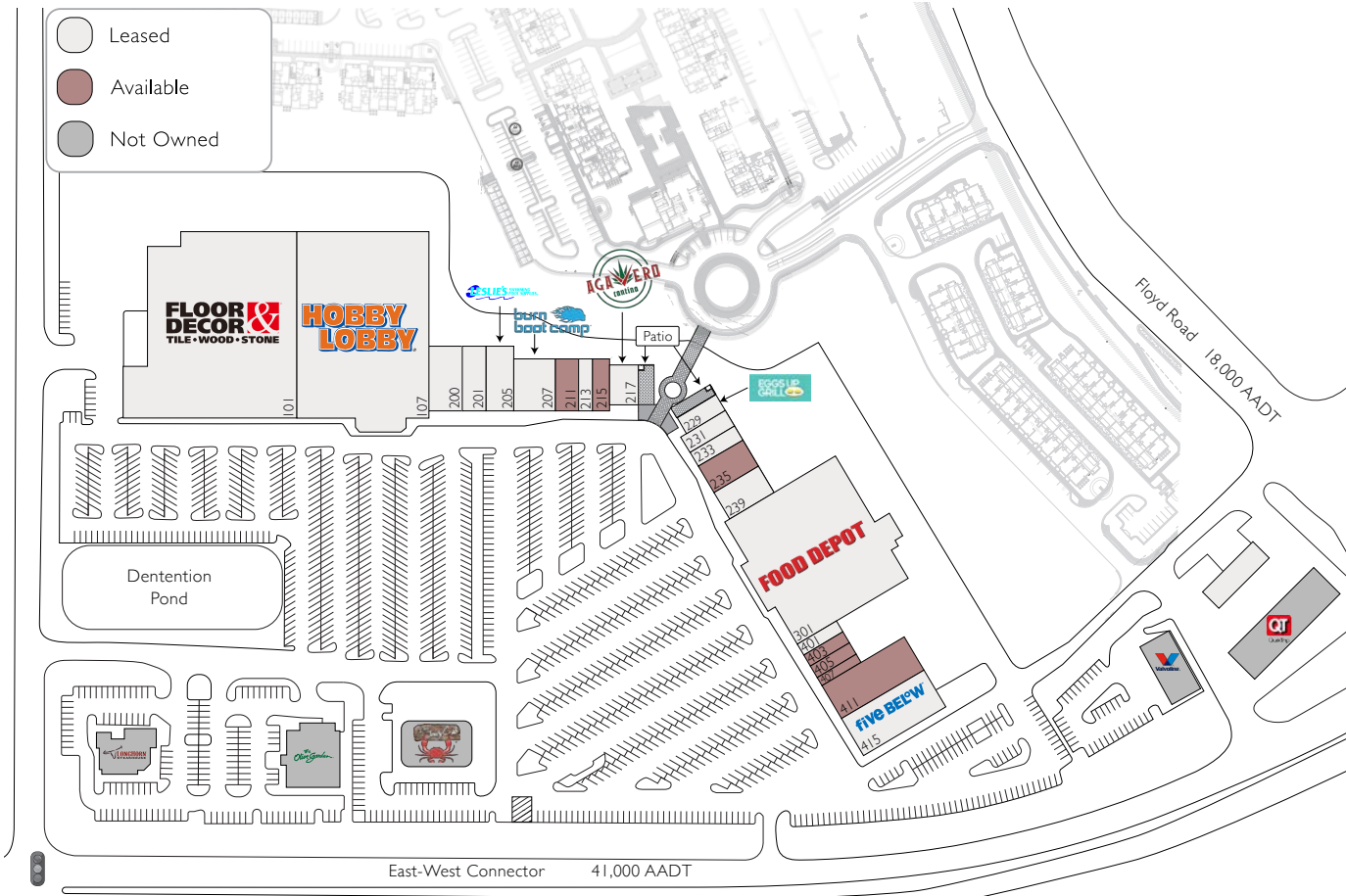
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## DEMOGRAPHICS

	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
101	Floor & Decor
107	Hobby Lobby
200	Phoenix Nails
201	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	AVAILABLE (1,050)
411	AVAILABLE (8,940)
415	Five Below



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