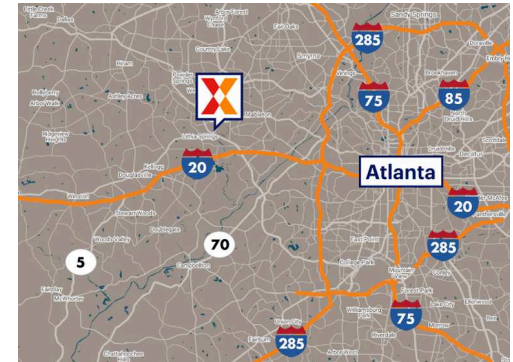




Atlanta-Sandy Springs-Alpharetta, GA  
**SWEETWATER VILLAGE**

33.797954, -84.641193  
 3030 Bankhead Highway | Austell, GA 30168

**CENTER SIZE:** 66,197 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	5,575	42,185	114,080
	2,162	15,997	41,682
	\$61,378	\$59,712	\$63,162

Retail space for lease anchored by Food Depot with diverse tenant mix of national and regional tenants including, Dollar Tree, Little Caesars Pizza, Subway & Smackin' Good Seafood

Excellent visibility on Thornton Rd from 60,000+ vehicles daily

Easy access to I-20 and I-285

Atlanta-Sandy Springs-Alpharetta, GA  
**SWEETWATER VILLAGE**

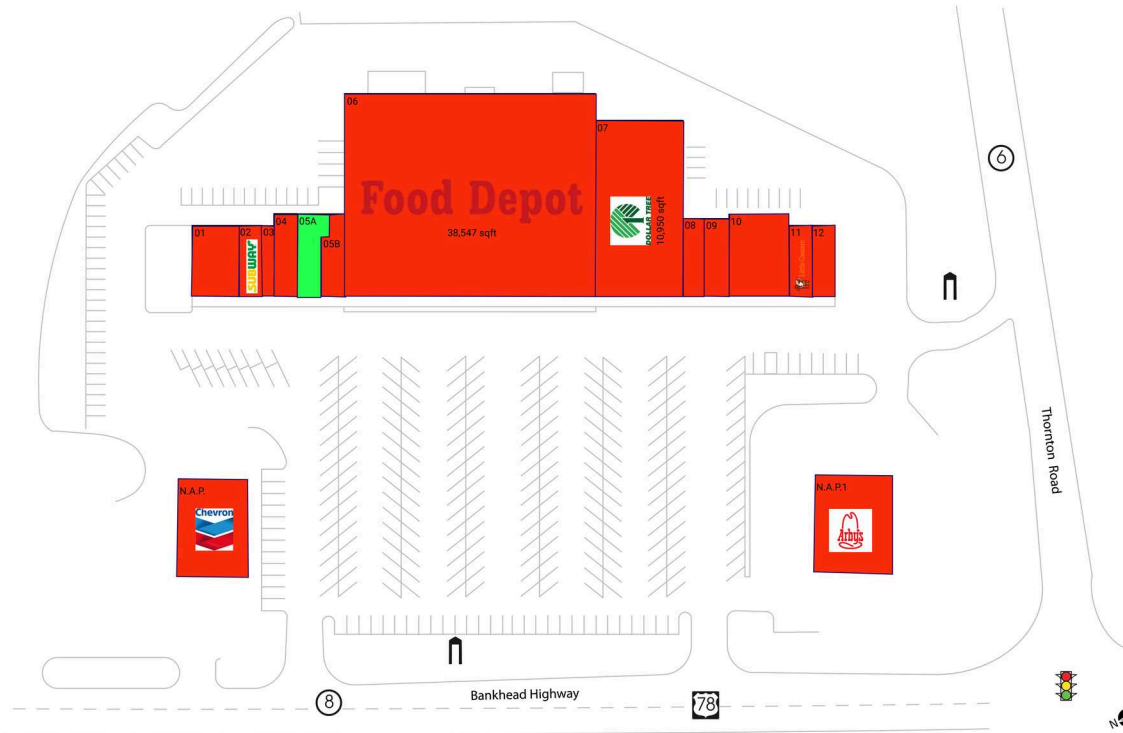
33.797954, -84.641193  
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AVAILABLE SPACE

05A 1,450 SF

CURRENT RETAILERS

N.A.P.	Chevron	
N.A.P.1	Arby's	
01	Great Wall Chinese Restaurant	2,400 SF
02	Subway	1,200 SF
03	Signature Cuts	600 SF
04	MetroPCS	1,400 SF
05B	Mighty Good Seafood	1,350 SF
06	Food Depot	38,547 SF
07	Dollar Tree	10,950 SF
08	Power Nails	1,200 SF
09	Touchdown Wings	1,200 SF
10	Beauty Emporium	3,500 SF
11	Little Caesars Pizza	1,200 SF
12	C & N Cleaners	1,200 SF



1109 - 02.12.25