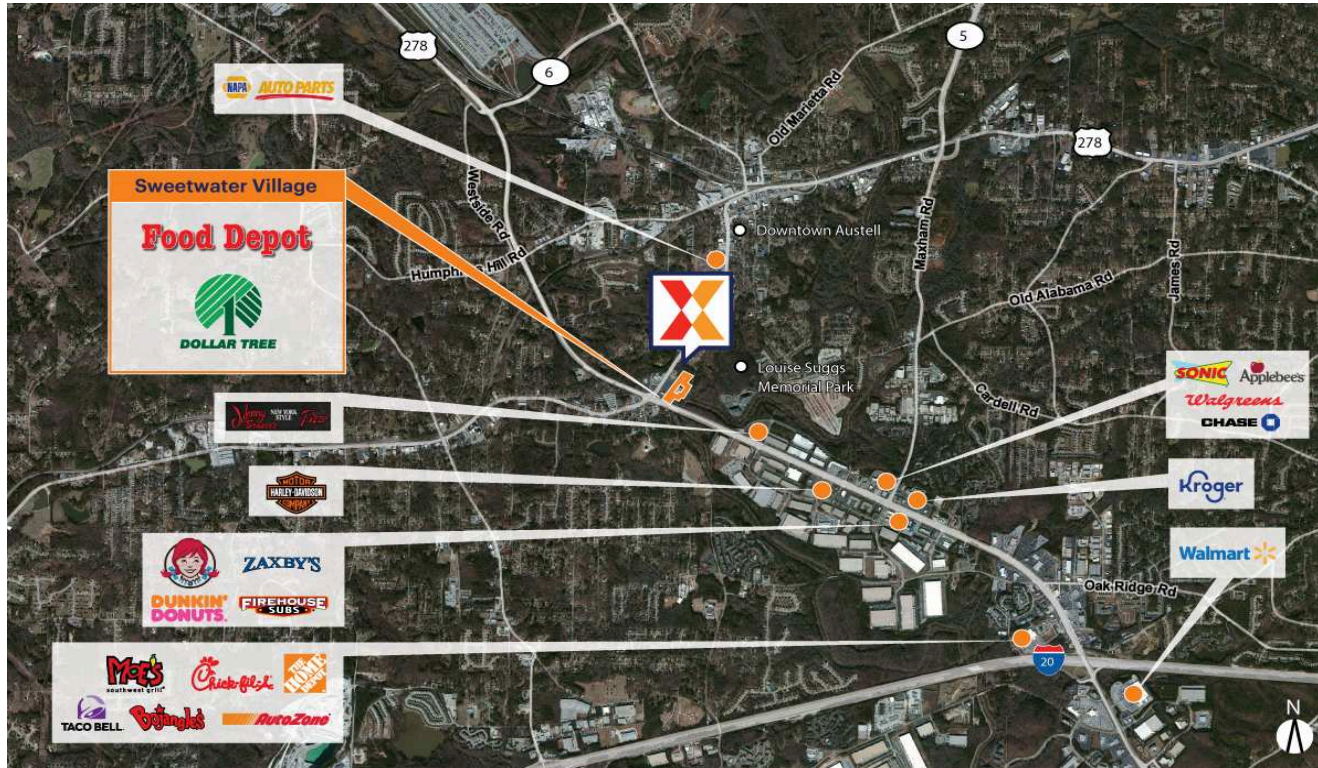


Sweetwater Village

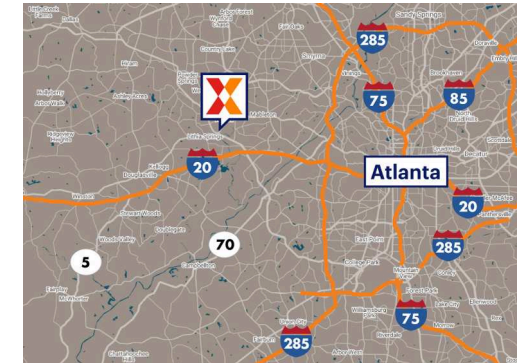
Atlanta-Sandy Springs-Alpharetta, GA

33.798, -84.6412

3030 Bankhead Highway | Austell, GA 30168



Center Size: 66,197 SF



Demographics	1 Mile	3 Mile	5 Mile
	6,124	43,755	116,834
	2,457	16,680	43,266
	\$68,533	\$66,097	\$72,188

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

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

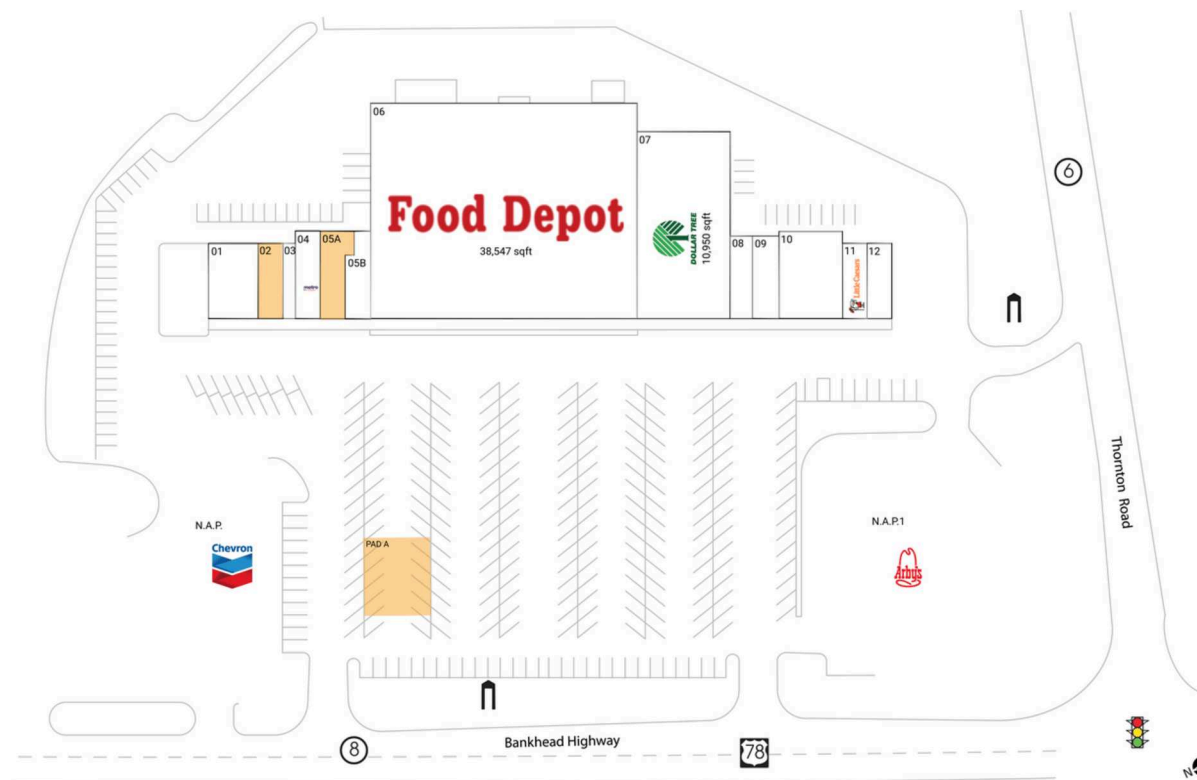
Easy access to I-20 and I-285

Sweetwater Village

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Available Space

PAD A	1,677 SF
02	1,200 SF
05A	1,450 SF

Current Retailers

N.A.P.	Chevron	0 SF
N.A.P.1	Arby's	0 SF
01	Great Wall Chinese Restaurant	2,400 SF
03	Calidad Insurance	600 SF
04	Metro by T-Mobile	1,400 SF
05B	Don Churro Latin Flavors y Mas	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