

FOR LEASE

Neighborhood
Shopping Center

Aspire Center



1025 EAST-WEST CONNECTOR, AUSTELL, GA 30106

ASPIRE CENTER is a \pm 85,565 SF neighborhood shopping center anchored by Aspire Fitness, Starbucks Coffee and Play It Again Sports in Austell, Georgia, a northwest suburb of Atlanta. The center is less than a mile from Wellstar Cobb Hospital, with over 382 patient beds, and a major traffic driver for the area. Recently opened Aspire Fitness is maintaining membership numbers in excess of 7,000+ in their inaugural year. With Play It Again Sports recent opening in the Fall of 2017, the center as seen increased traffic from a variety of consumers. Lighted access, strong suburban demographics, and a new anchor tenant underscore Aspire Center's strong retail fundamentals.



A V A I L A B L E S P A C E S

Inline Spaces:
1,000 - 5,600 \pm SF

Restaurant Space:
5,610 SF (+ 1,272 SF patio)
or build to suit

Restaurant Space:
1,400 SF (inline)

T R A F F I C C O U N T S



33,700 VPD
on East-West Connector west
of property



38,500 VPD
on Austell Road west
of property

D E M O G R A P H I C S (2 0 1 7)

	1-Mile	3-Mile	5-Mile
Total Population	8,052	65,467	191,881
Total Households	2,911	23,917	69,058
Average Household Income	\$90,299	\$78,367	\$79,065
# of Employees	3,326	16,900	55,278
# of Businesses	360	2,155	6,462



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Site Plan

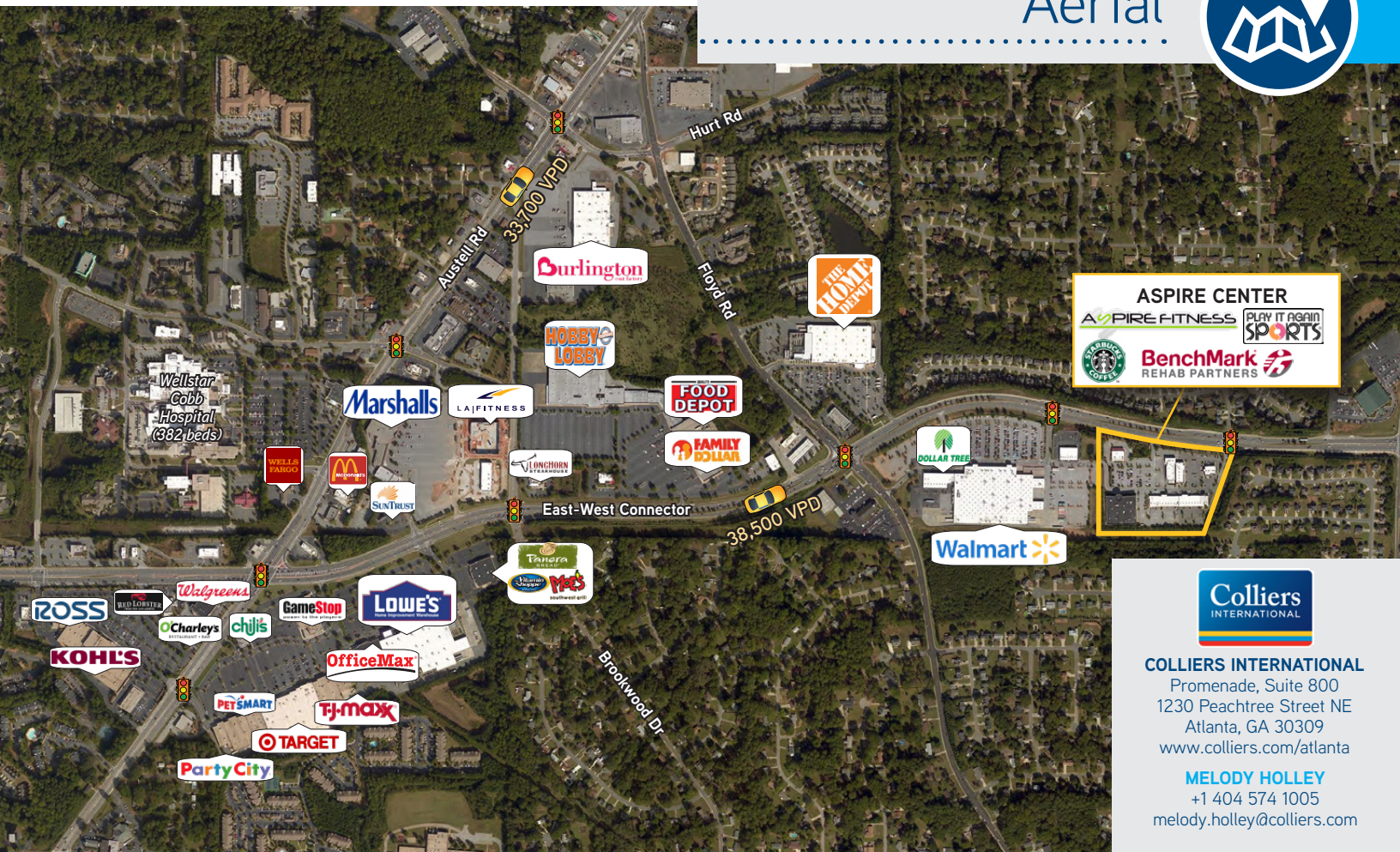


STE	TENANT	SF
100	AVAILABLE	5,610
200	Aspire Fitness	41,000
300	Family Cleaners	1,750
310	A-Z Nails	1,050
320	AVAILABLE	1,400
330	AVAILABLE	1,400
340	AVAILABLE	1,400
350	AVAILABLE	1,400
360	Pearly Isles Dental	1,400

STE	TENANT	SF
370	AVAILABLE	1,400
380	AVAILABLE	1,400
390	Green Lotus Chinese	1,400
401-404	Play It Again Sports	5,600
405	BenchMark Physical Therapy	2,800
408	Miyako Japanese Steakhouse	5,600
510	Starbucks	1,500
520	APEX Animal Hospital	2,455
601	AVAILABLE	1,000

STE	TENANT	SF
602	AVAILABLE	1,000
603	AVAILABLE	1,000
604	American Family Insurance	1,500
605	East West Package	2,500
TOTAL		85,565

Aerial



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