

REGAL PAVILION

2840 EAST-WEST CONNECTOR, AUSTELL, GA 30106



FOR LEASE



**1-ACRE PAD-SITE
UP TO 3,000 SF STRUCTURE**

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- 1-acre pad site available for ground lease
- Ideal for drop-in, pre-fabricated structure or parking space use
- Zoned CRC (Community Retail Commercial)
- Existing deceleration lane for convenient access
- Located in a **thriving healthcare corridor** near major hospitals and clinics
- **Traffic Counts:** EW Connector - **39,800 AADT** | Powder Springs Rd - **20,100 AADT**
- Prominent double-sided **4'x8' LED sign for tenant branding**
- Nearby by **Lidl, LGE, Rural King, WellStar Cobb Hospital, and Walmart**

