



RETAIL LEASING · MABLETON, GEORGIA

Heritage Hills

Heritage Hills is a 235,868 SF redeveloped retail center at the signalized intersection of East-West Connector and Austell Road in Mableton, anchored by Hobby Lobby, Floor & Decor, and Food Depot with Ulta and Five Below driving daily additional traffic.

Directly connected to Elan Brookwood, a Class A 735-unit apartment community and fronting 41,000 vehicles per day.

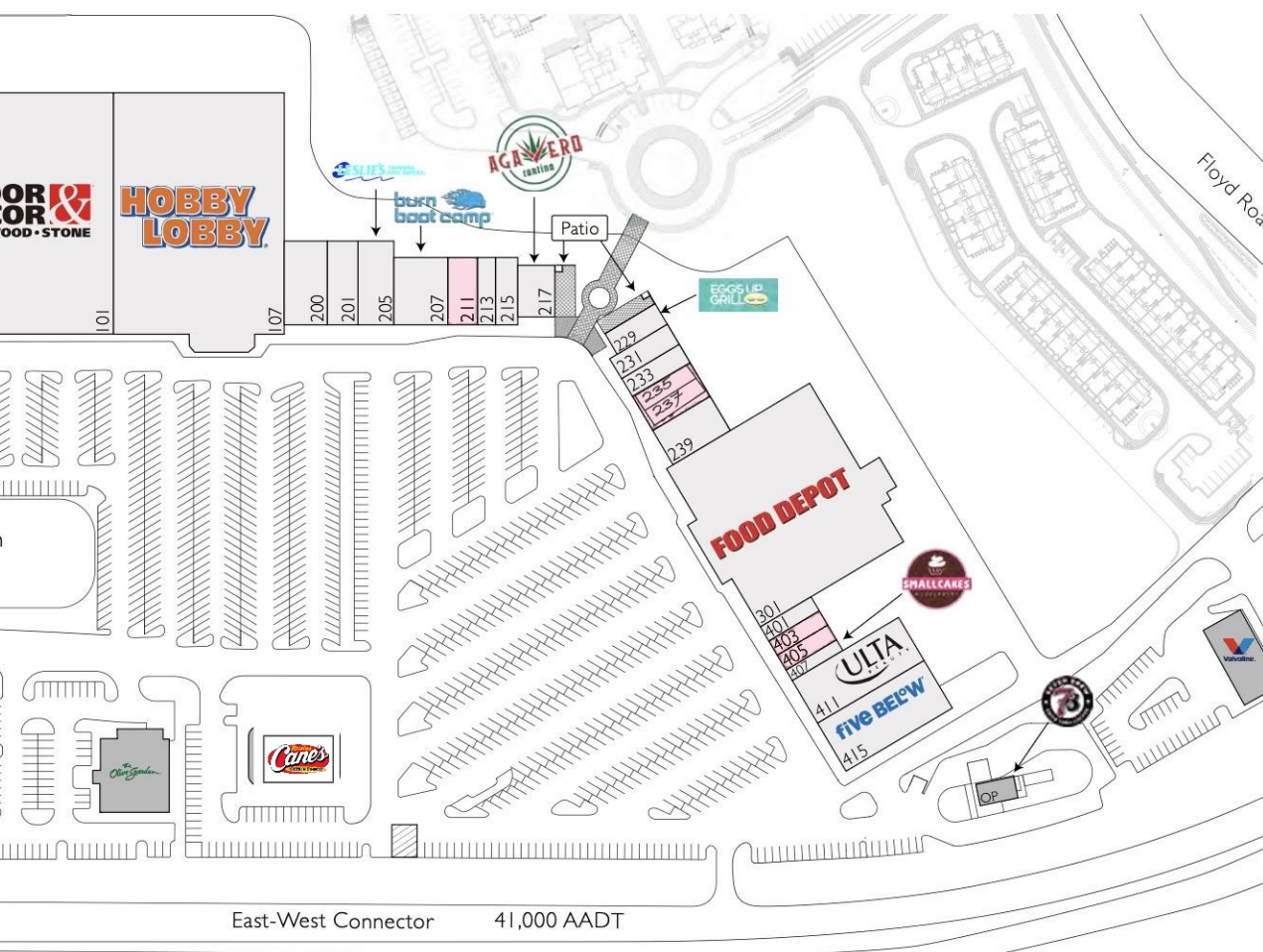
Demographics	1 MILE	3 MILE	5 MILE
Population	8,543	73,055	203,911
Daytime Population	7,310	52,294	142,421
Households	3,373	26,773	75,295
Household Income	\$104,500	\$106,100	\$106,400



Heritage Hills
1330 East West Connector,
Mableton, GA 30106

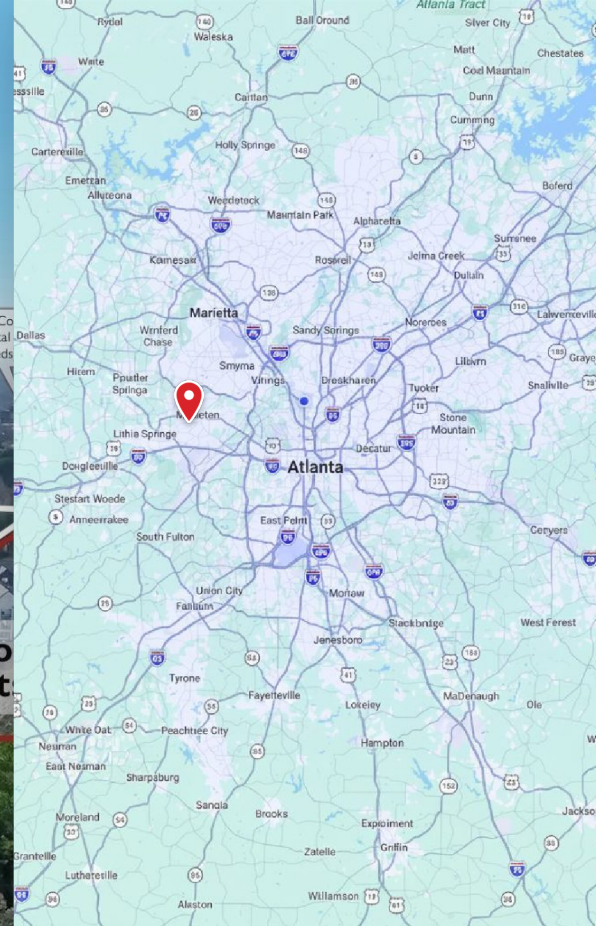
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SUITE	TENANT	SQ FT
101	Floor & Décor	66,900
107	Hobby Lobby	59,998
200	Phoenix Nails	5,417
201	Johnny's Pizza	3,600
205	Leslie's Poolmart	4,400
207	Burn Boot Camp	5,991
211	Retail Space Available	2,800
213	Tea Leaf & Creamery	1,600
215	Summerlin Dental	2,373
219	Agavero Cantina	2,477
227	Eggs Up Grill	2,894
231	Premier Martial Arts	1,600
233	OK Shoe Repair	1,600
235	Retail Space Available	1,600
237	At Lease	1,600
239	The Normal Barbers	3,200
301	Food Depot	44,000
401	Metro PCS	1,400
403	Retail Space Available	1,400
405	Retail Space Available	1,400
407	Small Cakes	1,050
411	Ulta	8,940
415	Five Below	9,628

Heritage Hills commands the signalized hard corner of East-West Connector and Austell Road, fronting 41,000 vehicles daily. Anchored by Hobby Lobby, Floor & Decor, and Food Depot, the redeveloped 235,868 SF center offers excellent visibility, easy ingress/egress, and ample parking.



Nearly 188,000 residents live within five miles, with average household incomes exceeding \$104,000. The center connects directly to Elan Brookwood, a 735-unit apartment community, while Wellstar Cobb Hospital's 387-bed campus anchors strong weekday demand nearby.