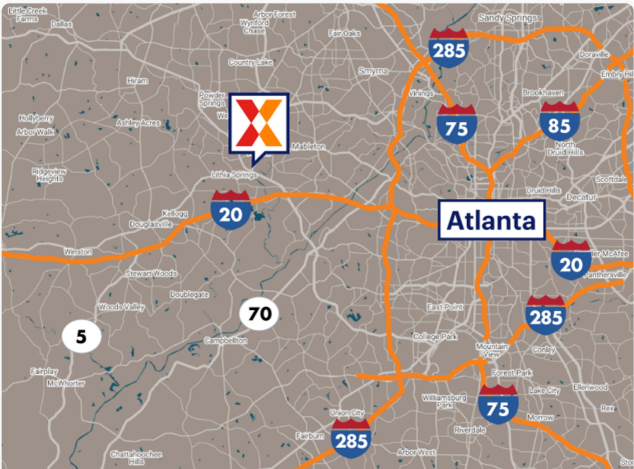


# Sweetwater Village

Douglas County Atlanta-Sandy Springs-Roswell, GA 66,197 Sq Ft

3030 Bankhead Highway | Austell, GA 30168

33.7980, -84.6411



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 6,260    | 45,680   | 121,170  |
| Daytime Pop. | 6,172    | 48,631   | 115,144  |
| Households   | 2,539    | 17,486   | 44,960   |
| Income       | \$73,421 | \$89,688 | \$98,797 |

Source: Synergos Technologies, Inc. 2024

- Food Depot-anchored center with top national brands including Dollar Tree, Little Caesars & Metro by T-Mobile
- Benefits from a strong daytime population of 45K+ within 3 miles
- High visibility from 46K+ vehicles daily on Thornton Rd and 18K+ vehicles/day on Veterans Memorial Hwy (Kalibrate 2021)



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### Available Spaces

|     |             |      |       |         |
|-----|-------------|------|-------|---------|
| 02  | 1,200 Sq Ft | 360° | OPO 1 | 0 Sq Ft |
| 05A | 1,450 Sq Ft | 360° |       |         |

### Current Tenants

Space size listed in square feet

|       |                                |        |
|-------|--------------------------------|--------|
| 01    | Great Wall                     | 2,400  |
| 03    | Calidad Insurance              | 600    |
| 04    | Metro by T-Mobile              | 1,400  |
| 05B   | Don Churro Latin Flavors y Mas | 1,350  |
| 06    | Food Depot                     | 38,547 |
| 07    | Dollar Tree                    | 10,950 |
| 08    | Power Nails                    | 1,200  |
| 09    | Touchdown Wings                | 1,200  |
| 10    | JC Beauty Supply               | 3,500  |
| 11    | Little Caesars                 | 1,200  |
| 12    | C & N Cleaners                 | 1,200  |
| NAP01 | Chevron                        | 0      |
| NAP02 | Arby's                         | 0      |



This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

