

EAGLE VILLAGE

600 EAGLES LANDING PARKWAY, STOCKBRIDGE, GA



SITE INFORMATION

- **Asking Rate:** \$17.50/SF
- **Square Footage:**
 - » **Suite 612:** 2,400 SF Available
 - » **Suite 624:** 2,410 SF Available
- **Parking Spaces:** 126 Spaces
- **Notes:**
 - » **Year Built:** 2002
 - » Zoning C-2 | Multiple Points of Ingress/Egress | Nearby retailers include Publix, Starbucks, Chick-Fil-A, Wendy's, Chicken Salad Chick, Outback Steakhouse, etc.
 - » Pylon Signage

PROPERTY HIGHLIGHTS

- **Traffic Counts:** +/- 30,000 VPD
- **Co-Tenancy:**
 - » Co-Tenants include Jimmy John's, Johnny's New York Pizza, Smoothie King, State Farm, H&R Block, Salon La Vie, etc.
- **Demographics:**
 - » Population counts within 5-miles exceed 96,603, with a median household income of \$73,497
- **Strategic Location:**
 - » 1.24 miles East of I-75
 - » Within close proximity to Piedmont Henry Hospital Eagle Village
 - » Across the street from Eagles Landing Country Club: Home to 27-hole Championship Course



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