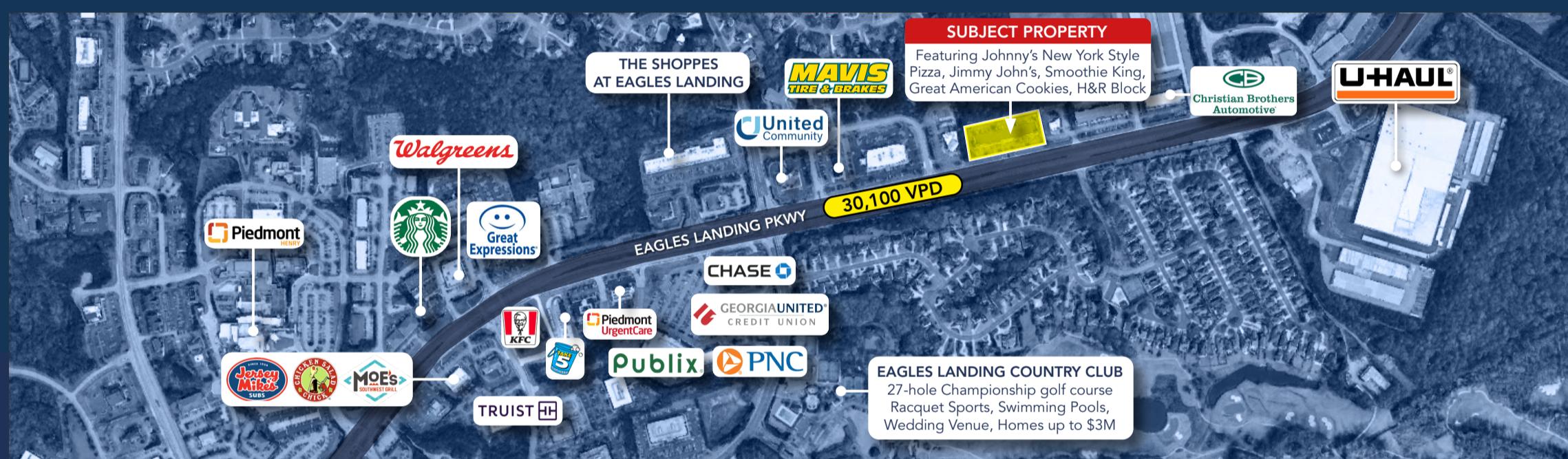


EAGLE VILLAGE

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



JARED SIEGEL
Managing Director
678.641.3770
jared@riseprop.com



JORDEN ALBRIGHT
Director
404-285-4529
jorden@riseprop.com