



Brookwood Village Shopping Center

6631 Highway 42, Rex, GA 30273



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Cuff Linx

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Brookwood Village Shopping Center

\$10.00 - \$15.00 /SF/YR

20K sq ft. retail Neighborhood shopping center located on Hwy 42 in Rex, Georgia between Walmart and I-675. DOT is widening the entire highway with great access to the Brookwood Village Shopping Center. Currently have two 1k sq. sf in-line spaces available on the main floor, with a 1k sq. ft to go restaurant endcap that is available as well.

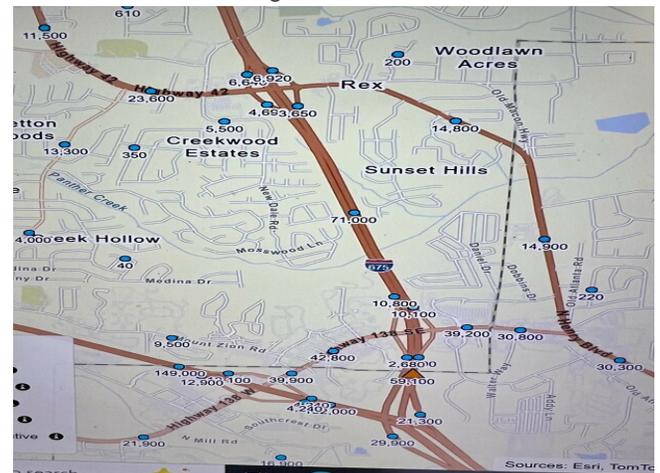
The lower level tenant will return another 2k sq ft space to the landlord in a few months. Great location for office use and priced to lease.

Close proximity to I-675 (3 min away) Median HH Income within 3 miles = \$65,330

Size
1,000-2,000 SF
Ceiling
8'
Term
3-5 Years
Rental Rate
\$15 /SF/YR
Rent Type
Triple Net (NNN)
Space Use
Retail - Nail Salon - Office-Medical
Condition
Average
Availability
Now

Only 2 spaces of 1000 square feet each comprising of suites 208 & 209 is available on the main floor. Lower level...

- Main Highway Frontage
- Near I-675 rex, Georgia Exit



Rental Rate:	\$10.00 - \$15.00 /SF/YR
Total Space Available:	4,000 SF
Min. Divisible:	1,000 SF
Max. Contiguous:	2,000 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	20
Center Properties:	1
Frontage:	360' on Ga-42 Hwy
Gross Leasable Area:	10,000 SF
Walk Score ®:	30 (Car-Dependent)
Taxes:	\$0.10 USD/SF/MO
Operating Expenses:	\$0.31 USD/SF/MO
Rental Rate Mo:	\$0.83 /SF/MO

Lower Level Ste 109

1

Space Available	1,000 - 2,000 SF
Rental Rate	\$10.00 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1st Floor Ste Suite 208

2

Space Available	1,000 SF
Rental Rate	\$15.00 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1k sq ft inline space- Suite 208

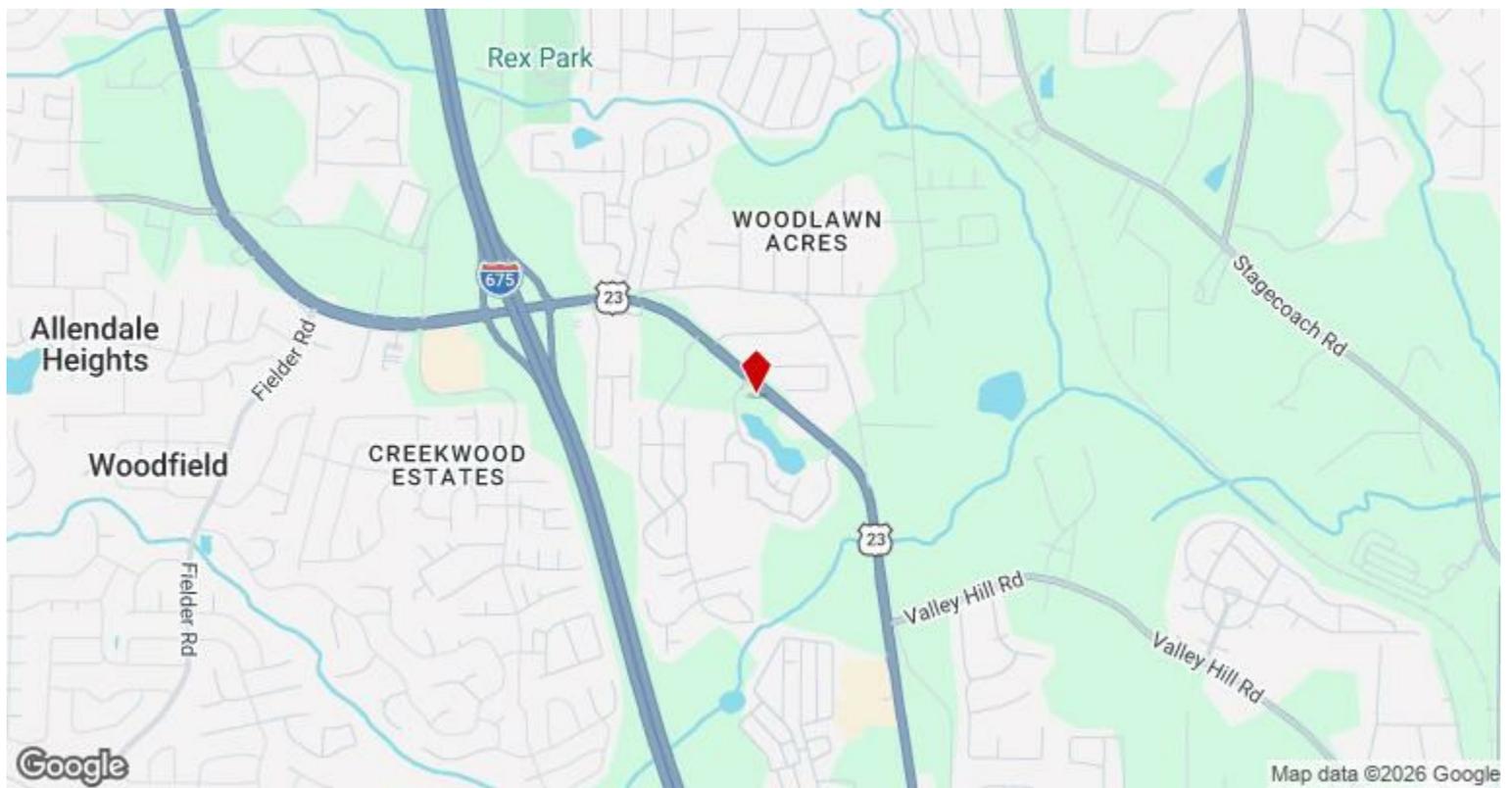
1st Floor Ste Suite 209

3

Space Available	1,000 SF
Rental Rate	\$15.00 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chebees Inkhouse	-	
Diamonds in the Rough Services - Adult Day Care	-	
My Youth Jamaican Food & Grocery	-	
Sky Salon Llc	-	



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Only 2 spaces of 1000 square feet each comprising of suites 208 & 209 is available on the main floor. Lower level has 2 suites with 1k sq ft each available soon. Can be combined. The property has excellent visibility, ample parking, quiet neighborhood, highly desirable. Currently each space is open retail space,. Each space has a Handicap Rest Room, utility closet with electrical circuit breakers, and an HVAC closet. Water is billed by landlord