



**Bennett-Phoenix LLC**  
Commercial Real Estate

# **Eagles Landing**

## **Medical Office Space for Lease**



**Stockbridge GA**  
**Henry County**

Medical Office  
Building  
Stockbridge GA

Medical Vicinity  
Piedmont Henry  
Hospital

# Executive Summary

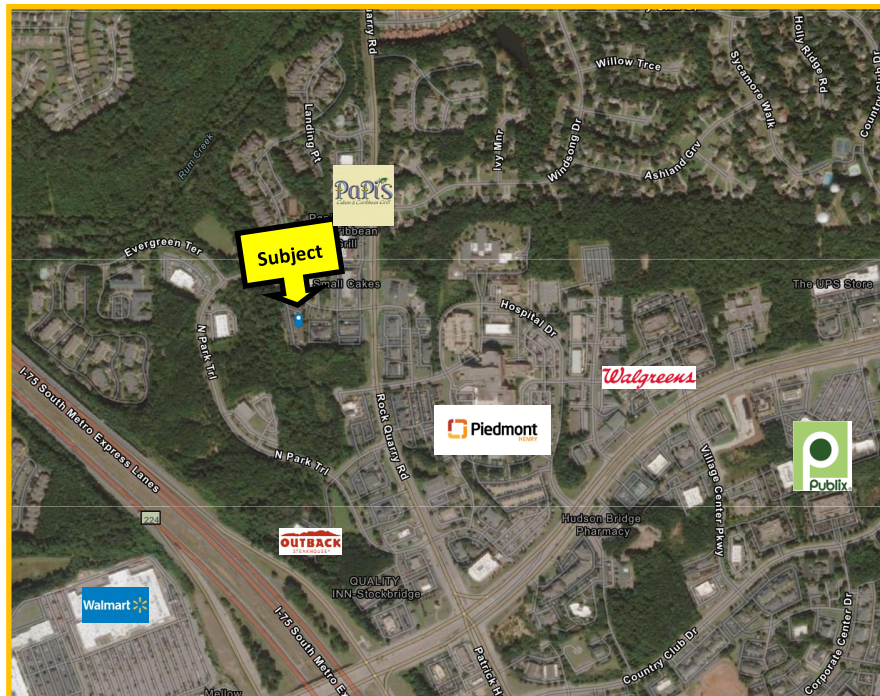
## Eagles Landing Area

### - Your Medical Office Space for Lease -

The property leads to cross street Rock Quarry Road which is a connecting tributary for the Piedmont Henry Hospital medical area. Several restaurants and other retail establishments are in walking distance of the property — ‘just what the doctor order’. Other eateries, coffee shops, and Publix are a short drive away.

You can benefit from the healthy demographics for this office which is located approximately 0.5 miles west of the Eagles Landing exit along I-75 in Stockbridge Georgia. The 2022 five mile population radius is 103,314 and there is a population of 218,458 within a 15 minute drive time. Nearby—cars per day are 20,170.

Your drive from the property is +/- 21 miles south to Hartsfield Jackson Atlanta International Airport via I-75, and +/-14 miles northeast to Atlanta Motor Speedway.



Judith Bennett, Broker

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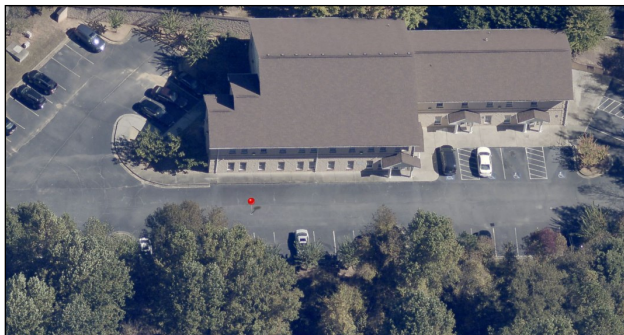
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## Property Information

<b>Address</b>	153 North Park Trail Stockbridge, GA 30281
<b>County/City</b>	Henry
<b>Building Size</b>	+/- 15592 SF
<b>Year Built</b>	2003
<b>Available Office</b>	<b>Suite 153</b>
<b>Office Size</b>	<b>+/-2500 Sq Ft</b>
<b>Utilities</b>	All available
<b>Structure</b>	Masonry
<b>Floor</b>	Second Floor
<b>Elevators</b>	1
<b>Parking</b>	+/-56 spaces — Unassigned
<b>Parcel #</b>	032-01030014
<b>Zoning</b>	GB – General Business
<b>Occupancy</b>	Multi-Tenant
<b>Uses</b>	Various Medical
<b>*** Lease Rate</b>	Contact Broker



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Information

outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

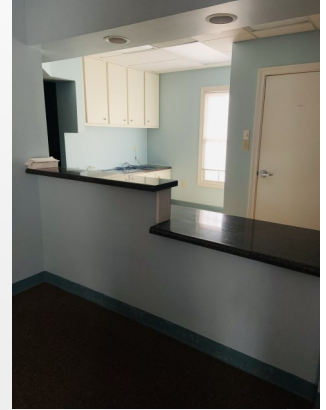
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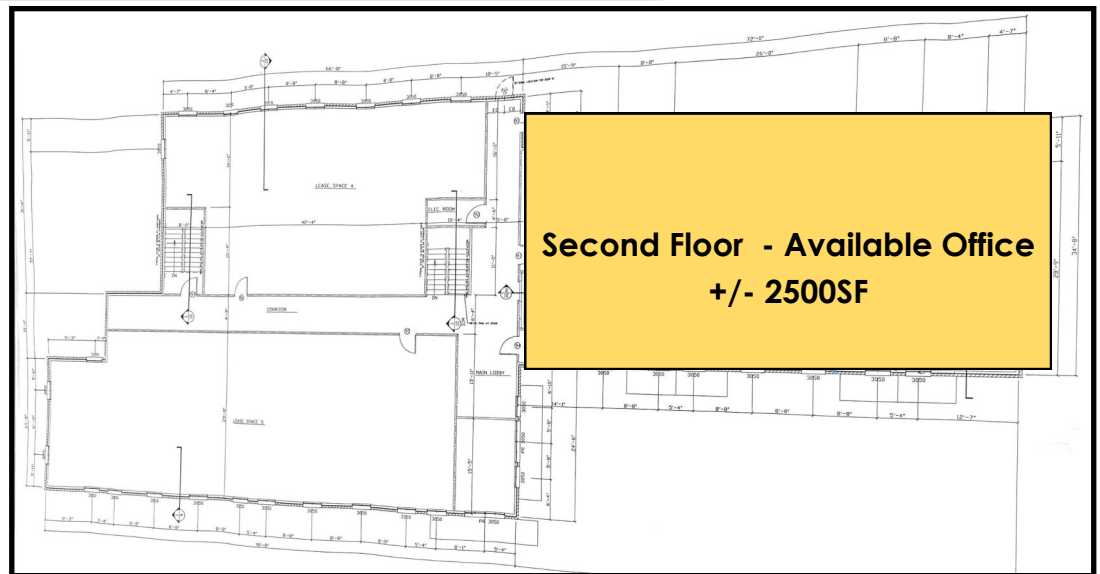
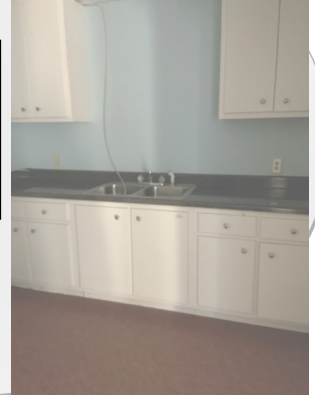
# Interior Photos and Available Space

Receptionist Area views



Ample Area to Use as is or Prep  
for Specialty.  
(Former Use: Physical Therapy)

Medical Wash Area



Second Floor - Available Office  
+/- 2500SF

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# Location Aerial and Demographics



Per Google Maps

Demographics	Radius-2022	DriveTime-2022
	<b>1 mile</b>	<b>5 Minute</b>
<b>Population</b>	6,840	7,295
<b>Median HH Income</b>	\$66,401	\$63,909
	<b>3 mile</b>	<b>10 Minute</b>
<b>Population</b>	43,843	68,277
<b>Median HH Income</b>	\$70,670	\$69,975
	<b>5 mile</b>	<b>15 minutes</b>
<b>Population</b>	103,314	218,458
<b>Median HH Income</b>	\$74,555	\$67,665
<b>Cars Per Day</b>	+/-20,170 (Q1 2022—KilabrateTech)	+/-20,170 (Q1 2022—KilabrateTech)

Per ESRI

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## About the Area

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**Henry County** is the fastest growing county in **Georgia** and the 6th fastest in the nation. There is a unique mixture of southern hospitality along with all the activities of a dynamic city.

**Eagles Landing** is a prestigious area of Stockbridge GA known for the availability of many medical practices, the Eagles Landing Golf course and notable residents.

**Piedmont Henry Hospital** was recognized as a 5-STAR hospital by the Georgia Department of Public Health in 2016. It is a not-for-profit, acute-care community hospital in Stockbridge, GA, known for having a wide array of specialized services, including advanced cardiovascular care and cancer care.

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