

FOR LEASE

VILLAGE OVERLOOK I & II

7444 & 7454 HANNOVER PARKWAY
STOCKBRIDGE, GA 30281

 AMERICAN CAPITAL PROPERTIES



OVERVIEW

- » Two 2-story professional office buildings, built in 1993
- » Parking ratio of 4.54, sufficient for medical office tenants
- » Professional lobbies feature lofted ceilings and natural light
- » Attractive brick facades and mature landscaping

LOCATION

- » Conveniently located on SR 138 between two major interchanges (I-675 and I-75)
- » High traffic count of 33,000 vehicles per day on SR 138
- » Walking distance to grocery store, banks and restaurants
- » Short drive to regional amenities: hospitals, airport, hotels, retail shopping

DEMOGRAPHICS

- » Daytime population of 109,343
- » Average income within 1 mile is \$60,882

ASKING RATE

- » Contact agent

LEASE TYPE

- » Full service

SPACE AVAILABLE

- » 6 units available
- » 800 – 1,995 rsf

FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

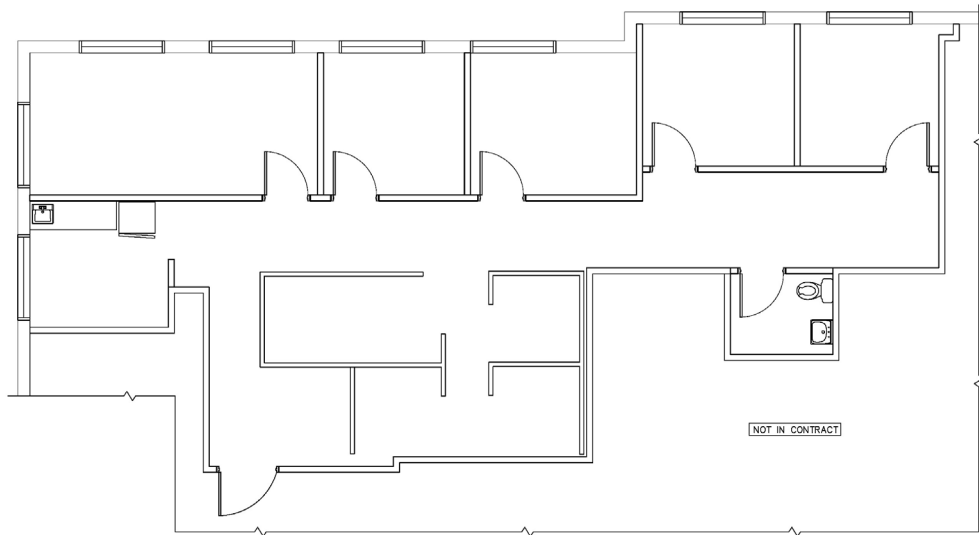
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AVAILABLE FLOOR PLANS

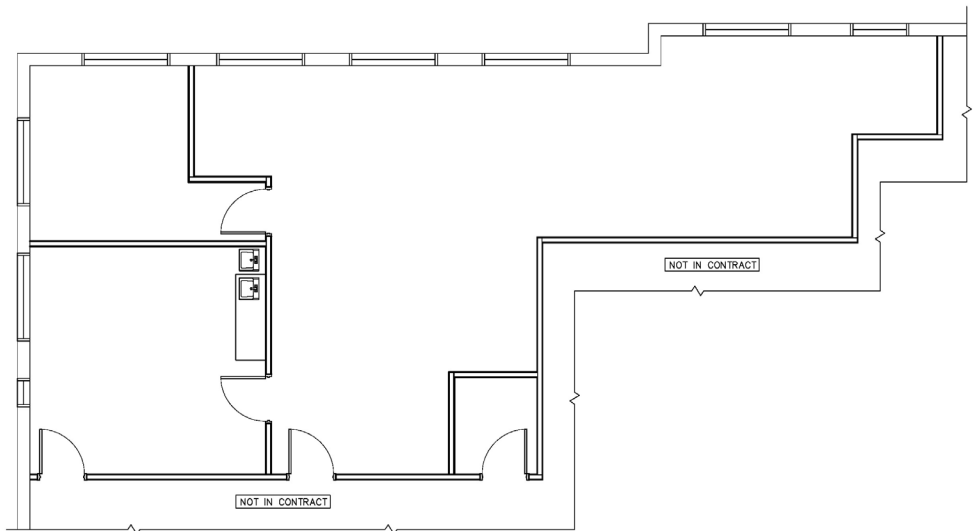
VILLAGE I

UNIT	SQ FT
200	1,946
270	1,700

SUITE 200



SUITE 270



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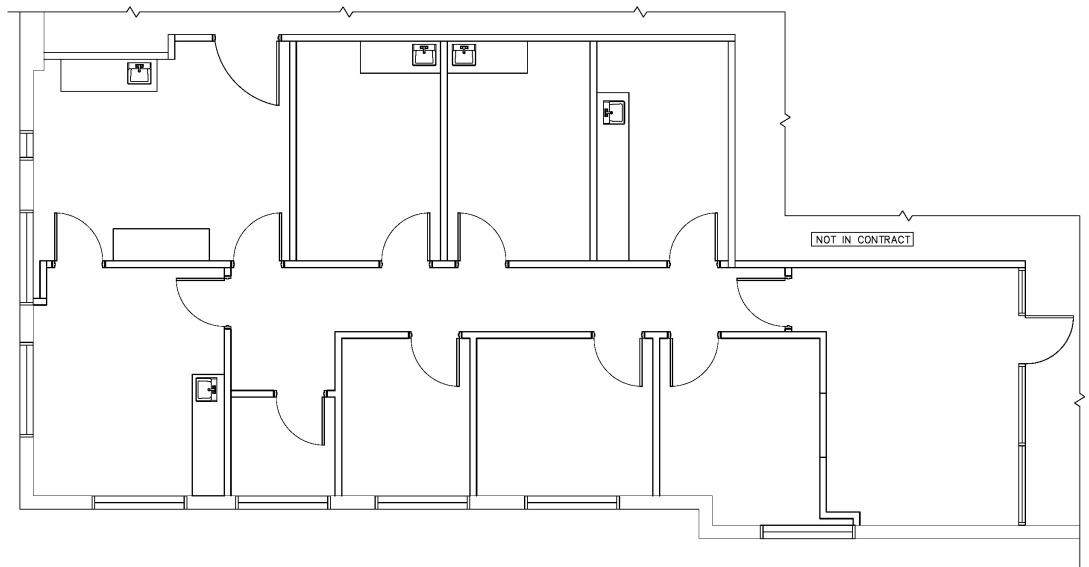
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AVAILABLE FLOOR PLANS

VILLAGE II

UNIT	SQ FT
120	1,995
230	800
235	1,626
240	1,258

SUITE 120



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AERIAL MAP

ADJACENT TO RETAIL AMENITIES

- Adjacent to Kroger-anchored Stockbridge Village and close to Publix, Lowe's and Office Depot
- Surrounded by many national and popular restaurants and tenants, including Taco Mac, Applebee's, IHOP, Chick-fil-A, Subway, HoneyBaked Ham, O'Charleys, Piccadilly and Chase Bank



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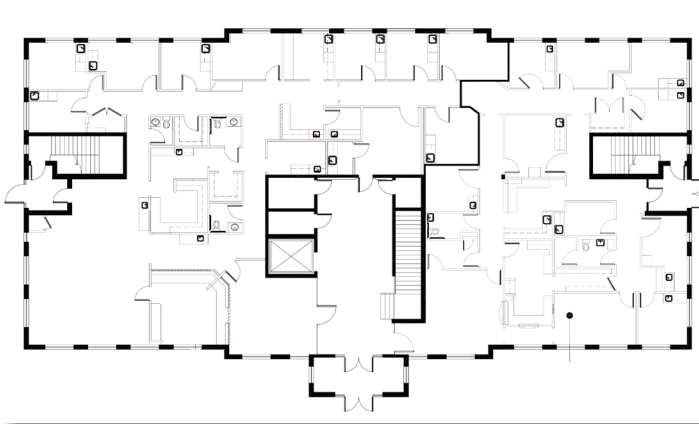
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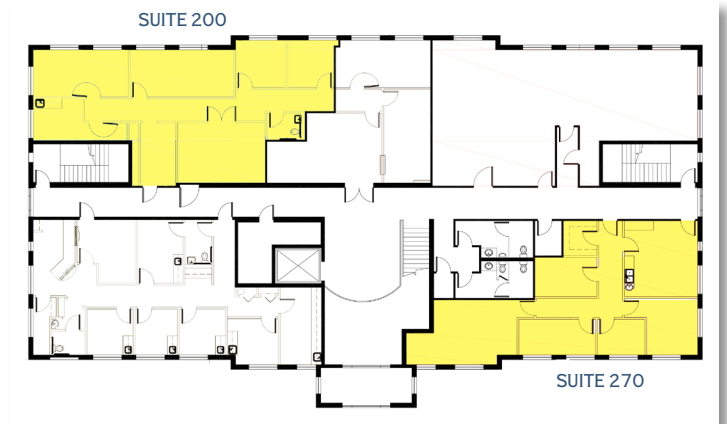
BUILDING FLOOR PLANS

VILLAGE I - 7444

1ST FLOOR



2ND FLOOR

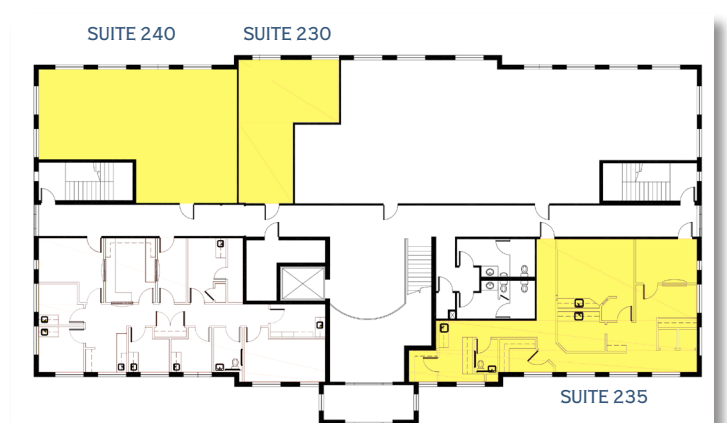


VILLAGE II - 7454

1ST FLOOR



2ND FLOOR



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