



## Brookwood Village Shopping Center

6631 Highway 42, Rex, GA 30273



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# Brookwood Village Shopping Center

\$10.00 - \$15.00 /SF/YR

Retail Space Available – Hwy 42 – 1,000 SF Suites  
Brookwood Village Shopping Center  
6631 Highway 42 – Rex, GA

This 20,000 SF neighborhood shopping center is located on Hwy 42, just 3 minutes from I-675. The property features 360 feet of highway frontage, strong visibility, and convenient access. The center serves surrounding residential neighborhoods with a mix of service retail, restaurant, and personal care businesses.

## Frontage Retail Suites

- Suite 208 – 1,000 SF
- Suite 209 – 1,000 SF

## Lower Level Suites

- Suite 109 – 1,000 SF

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



Brookwood Village Shopping Center  
8331 Hwy 42 - Rex, Georgia 30273



Rental Rate: \$10.00 - \$15.00 /SF/YR

Total Space Available: 4,000 SF

Max. Contiguous: 1,000 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 Suite 109

Space Available	1,000 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

Lower level spaces 109 and 110 can be combined into one space. Open floor plan, great for retail, office and professional services. Each space has 1,000 total square feet and separate restroom. Combined is 2,000 square feet with two exit doors. Glass and aluminum front elevation.

1

### Lower Level Ste Suite 110

Space Available	1,000 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	3 Years

Lower level spaces 109 and 110 can be combined into one space. Open floor plan, great for retail, office and professional services. Each space has 1,000 total square feet and separate restroom. Combined is 2,000 square feet with two exit doors. Glass and aluminum front elevation.

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### 1st Floor Ste Suite 208

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	3 - 5 Years

1,000 square feet inline office suite with front desk and traditional office buildout. Great for professional services, medical, and office tenants. Front glass and aluminum entry. Main highway visibility.

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### 1st Floor Ste Suite 209

Space Available	1,000 SF
Rental Rate	\$15.00 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

1,000 square feet inline office suite with front desk and traditional office buildout. Great for professional services, medical, and office tenants. Front glass and aluminum entry. Main highway visibility.

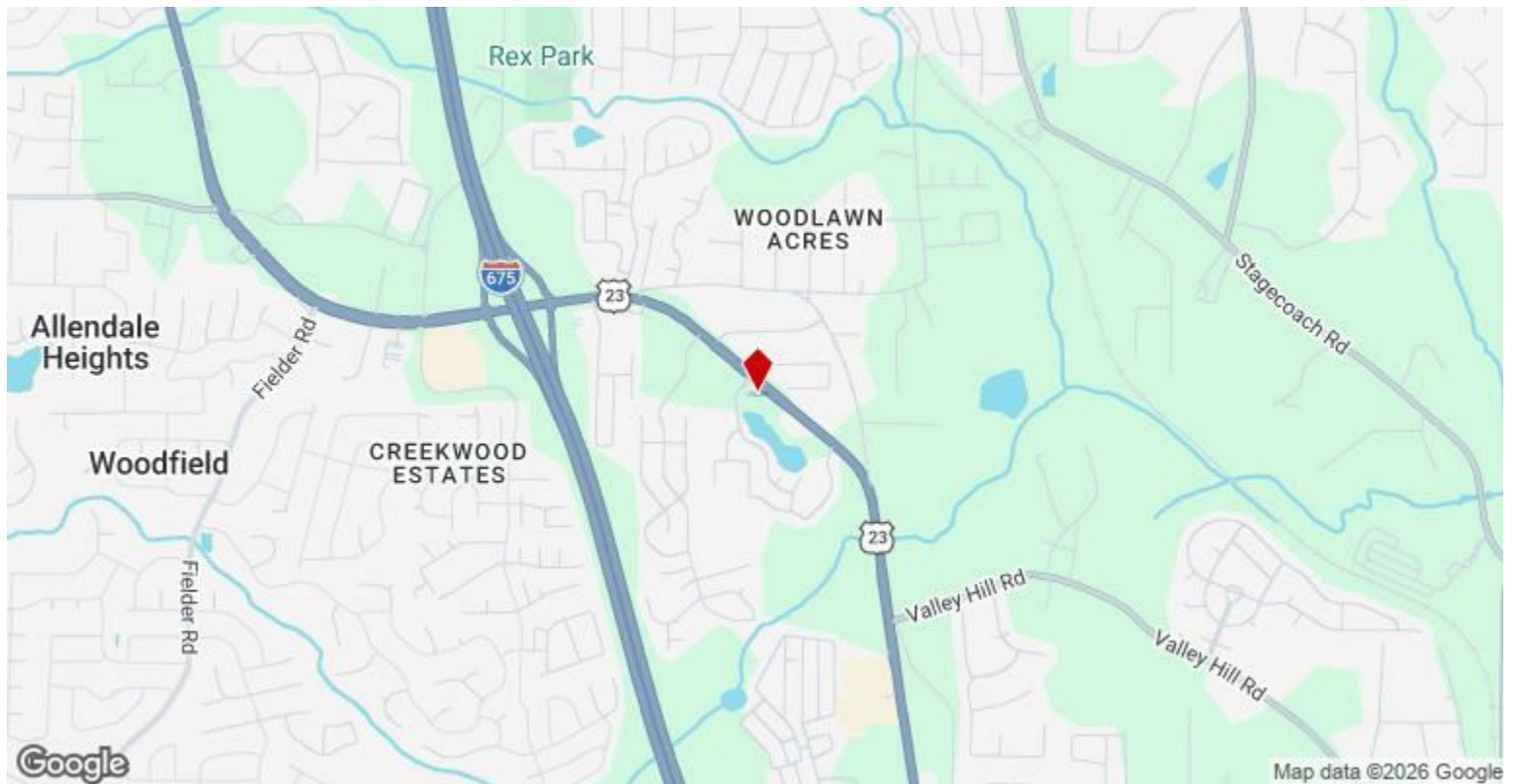
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Bar 42 Cocktails & Kitchen	-	
Chebees Inkhouse	-	
Diamonds in the Rough Services - Adult Day Care	-	
My Youth Jamaican Food & Grocery	-	
Sky 9 Salon	-	



## 6631 Highway 42, Rex, GA 30273

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### Frontage Retail Suites

- Suite 208 – 1,000 SF
- Suite 209 – 1,000 SF

### Lower Level Suites

- Suite 109 – 1,000 SF
- Suite 110 – 1,000 SF

### Lease Rate

Starting at \$1,250 – \$1,700 per month + utilities. Introductory lease rates are available for qualified tenants.

### Rental Rate

\$10 - \$15 /SF/YR

### Rent Type

Triple Net (NNN)

### Property Highlights

- Hwy 42 frontage and strong visibility
- 3 minutes to I-675
- Ample on-site parking
- Ideal for salons, offices, medical, tutoring, or boutique businesses

### Nearby Demographics

Median household income within 2 miles: \$65,220



# Property Photos

