

HOLCOMB CENTER

2880 Holcomb Bridge Road, Roswell, GA 30202

MSA Atlanta, GA

33.99067, -84.27469

RPT



CENTER SIZE






TOTAL CENTER GLA

107,193 S.F.

PROPERTY HIGHLIGHTS

- Holcomb Center is a 106,000 square foot retail shopping center at the intersection of Holcomb Bridge Road and Nesbit Ferry Road in Alpharetta, Georgia. The traffic count on Holcomb Bridge Road is about 50,000 vehicles per day.
- The property is located directly on Holcomb Bridge Road, which serves as a major retail corridor in the area and offers a prime redevelopment opportunity in an upscale suburban market.
- The center is well-positioned in the trade area with strong demographics within a 3-mile radius consisting of over 71,000 residents, over 66,000 employees and average household incomes reaching \$157,000.

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	11,534	73,686	213,753
	4,890	28,495	84,544
	\$149,015	\$177,914	\$153,358

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RETAILERS

A100 Available	7,350 SF
B100 Available	2,937 SF
B102 Available	1,050 SF
B104 Available	1,100 SF
B106 Available	4,411 SF
B112 Available	1,050 SF
B114 Artistic Concrete Designs	1,050 SF
B116 Available	2,317 SF
B120 La Glam De Vin	1,953 SF
B122 China Heaven	1,400 SF
B124 SeaVentures	7,784 SF
B136 Available	1,290 SF
B138 Aikido	2,954 SF
B140 Ace Of Fades Barber Lounge	1,657 SF
C100 Available	18,588 SF
D108 Available	5,434 SF
E100 Platinum Beer, Wine & Spirit	1,600 SF
E102 Available	900 SF
E104 Jamaican Deli	1,200 SF
E106 Available	1,500 SF
MAJA Available	39,668 SF