

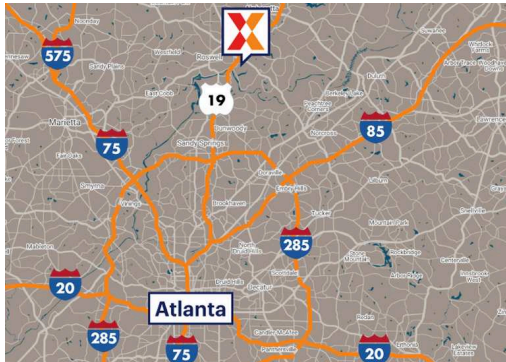


Atlanta-Sandy Springs-Alpharetta, GA

HOLCOMB BRIDGE CROSSING

34.0214, -84.316
1575 Old Alabama Road | Roswell, GA 30076

CENTER SIZE: 105,420 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	15,040	80,460	201,479
	5,386	32,301	80,365
	\$77,577	\$101,516	\$122,963

Retail space for lease near Atlanta, surrounded by a dense population of 201,000+ with an average household income of \$123,000+ within a 5-mile radius

High daytime population of 245,000+ within 5 miles, including employers at the adjacent Kimberly-Clark Corporation headquarters

Well-positioned off of Holcomb Bridge Rd with 60,000+ vehicles daily

Located in an eligible Tax Opportunity Zone, benefitting businesses that create jobs in the community

Pad opportunities available

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AVAILABLE SPACE

Pad A	
5A	900 SF
5C	1,800 SF
10/11	2,400 SF
12	6,840 SF

CURRENT RETAILERS

N.A.P.	Wells Fargo	
N.A.P.1	Taylor Construction Services	
1/3	Salon Studios	7,700 SF
2	Fitness Revolution	2,250 SF
4	Chamberlain's Chocolate Factory	2,700 SF
5B	Farmers Insurance	900 SF
8 & 9	Fresh Bike Service	3,000 SF
12A	Catapult Learning	7,615 SF
12B	Stanton Books	6,245 SF
13	PGA TOUR Superstore	51,070 SF
14	Brixmor Leasing	12,000 SF



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