



**117,392 SQUARE FOOT
RETAIL CENTER IN THE
HEART OF EAST ROSWELL**



2354 Holcomb Bridge Road | Roswell, Georgia



PROPERTY DETAILS

- Conveniently located on Holcomb Bridge Road adjacent to Centennial High School (1,900+ students and 140+ faculty)
- Located approximately 2 miles southeast of GA-400
- Easily accessed via several full access curb cuts along Holcomb Bridge Road and Scott Road

	1 mile	3 miles	5 miles
Total Population	12,287	72,020	210,123
Total Households	5,136	28,750	85,002
Average HH Income	\$156,122	\$161,483	\$157,252
Daytime Population	2,265	24,053	131,464



44,600 VPD
Holcomb Bridge

185,000 VPD
GA 400



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SITE PLAN

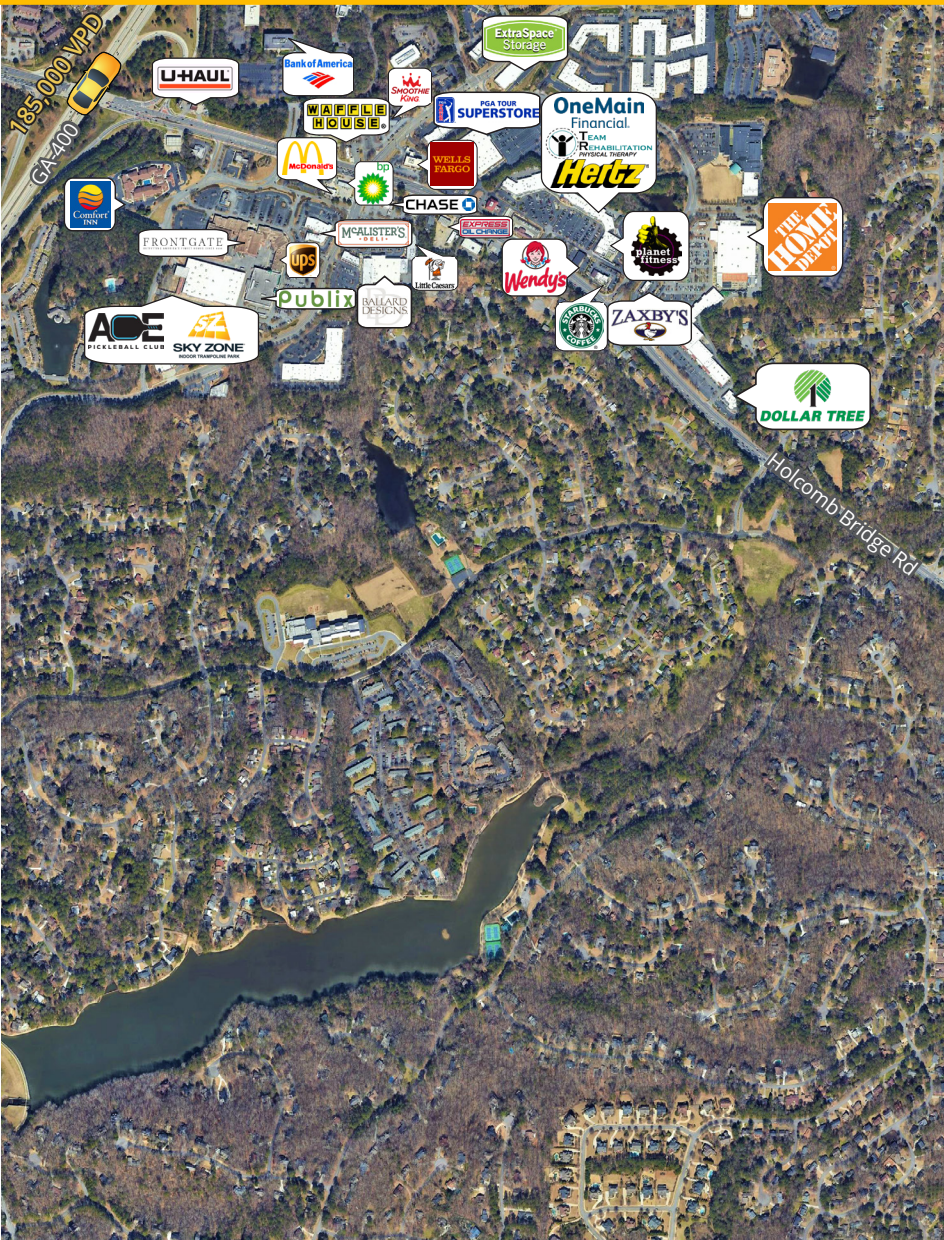


STE	TENANT	SF
1	AVAILABLE	15,700
2	AVAILABLE	20,000
3	Eagle's Nest	45,884
4	Eagle's Nest Daycare	13,700
5	UNDER CONTRACT	10,908
6	AVAILABLE*	880
7	AVAILABLE*	1,120
8	2ND GEN RESTAURANT*	2,200

TOTAL SQUARE FEET 117,990

*FOR LEASE AS INDIVIDUAL UNITS OR SALE AS WHOLE BUILDING COMBINED

TRADE AREA



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