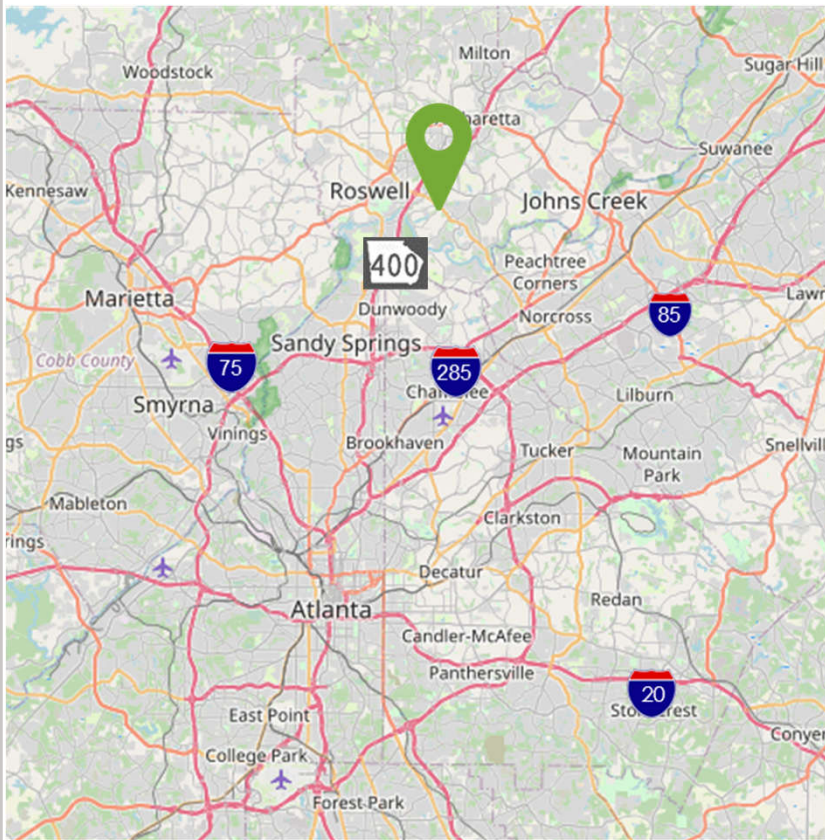


HOLCOMB PLACE

1530 Old Alabama Road | Roswell, Ga 30076 | Fulton County



MARKET INFORMATION:

Holcomb Place is located at the intersection of Holcomb Bridge Road and Old Alabama Road, which serves a major retail and commuter corridor. The surrounding residential housing market is affluent with an AHH income of \$140,867. There is a signalized intersection with multiple points of ingress and egress. GA 400 is adjacent to the site. Additionally, there are two large pylon signs with great visibility.

PROPERTY HIGHLIGHTS:

Project GLA:	Building 1530 – 14,060 SF Building 1540 - 8,550 SF
Available SF	4,000 SF
Co-Tenants	Smoothie King, Wing 101, Café Amico
Zoning / Parcel:	C-3 / 2.75 Acres
Pylon:	Available

Owned & Managed by



RETAIL LEASING
ADVISORS

SHANNON SHUMAN MARTIN

404.312.4305

shannon@retailleasingadvisors.net

www.retailleasingadvisors.net

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Suite	Size	Tenant
110	2,000	JP Sushi
130	800	Green Insurance
140	1,200	Wellness Foot Massage
150	1,000	Roswell TV
160	1,000	Built Phoenix Strong
180	2,000	Smoothie King
190	2,060	Baltic Deli
200	4,000	Available - Former Fitness Ground Level Access & Parking
100	1,500	Wings 101
200	725	Studio One Barber
300	1,350	Family Dentistry
400	850	Roswell Printing
450	1,300	Café Amico
500	1,225	Café Amico Expansion
600	1,600	Plaza Cleaners

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

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DEMOGRAPHICS

DRIVE TIME

	3 Miles	5 Miles
Population	79,263	202,634
Households	33,652	81,701
Average HH Income	\$140,867	\$166,319
Daytime Population	109,913	244,223

	10 Min	15 Min
Population	127,595	398,676
Households	53,697	160,610
Average HH Income	\$143,057	\$161,977
Daytime Population	200,061	549,653

LATITUDE | LONGITUDE
34.02120 | -84.31764

TRAFFIC COUNT
44,500 AD Holcomb Bridge Rd-GA 140

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Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments.

We provide very individual attention to our Landlords, Developers and the Communities we serve.

We pride ourselves on being a small firm with the reach and resources of a large firm.

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