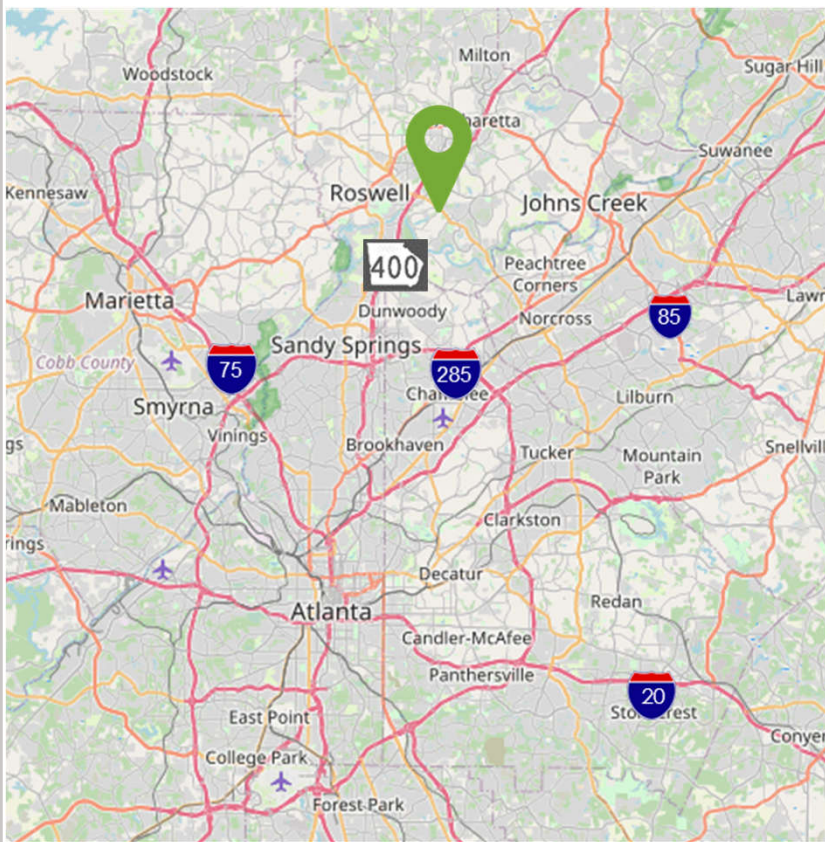


HOLCOMB PLACE

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 ideal for Fitness
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

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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	79,990	201,219
Households	33,899	81,172
Average HH Income	\$142,281	\$166,729
Daytime Population	117,126	255,786

	10 Min	15 Min
Population	106,728	338,225
Households	45,557	139,798
Average HH Income	\$140,720	\$157,391
Daytime Population	176,689	516,601

LATITUDE | LONGITUDE
34.02120 | -84.31764

TRAFFIC COUNT
40,200 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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