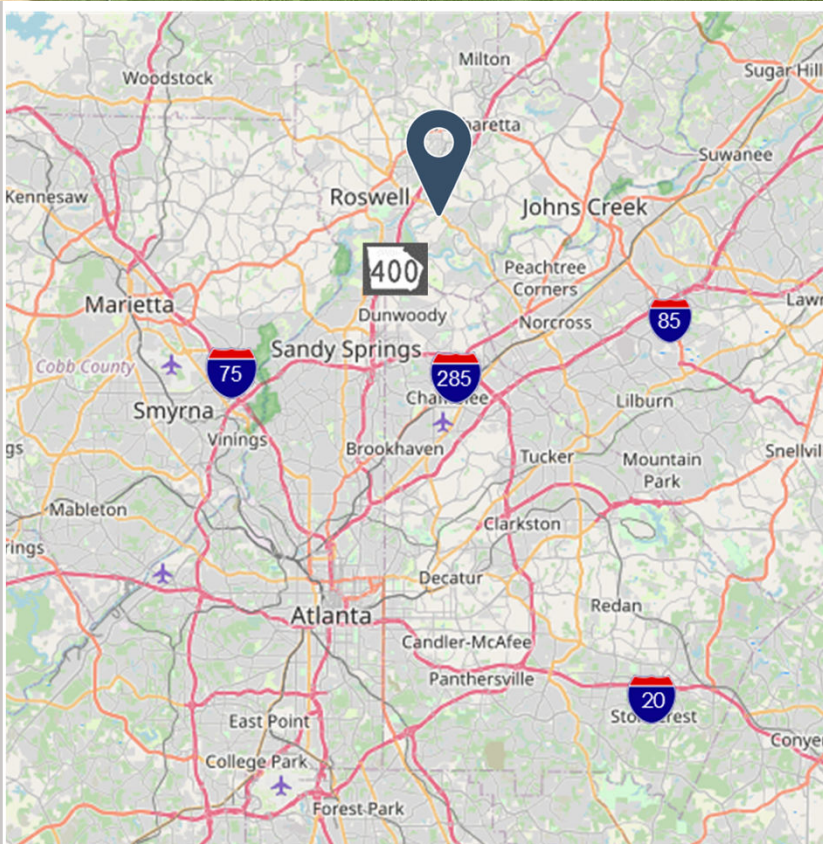


HOLCOMB PLACE

1530 Old Alabama Road | Roswell, GA 30076 | Chatham 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	1,600 SF End Cap with Drive Thru
Co-Tenants	Smoothie King, Wing 101, Café Amico
Zoning / Parcel:	C-3 / 2.75 Acres
Pylon:	Available

Owned & Managed by



Leasing Contact:
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DEMOGRAPHICS

	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



DRIVE TIME

	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.

RLA prides itself on being a small firm with the reach and resources of a large firm.

LEASING CONTACT:
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