



FUTURE REDEVELOPMENT Anchor Opportunity Retail & Restaurant Space Available

- 2880 Holcomb Bridge Road Alpharetta, GA 30022
- 106,143 SF shopping center in the heart of numerous golf clubs with a median income of \$122,753
- 50,200 VPD on Holcomb Bridge Road
- Anchor opportunity up to 60,000 SF with ability to sub-divide
- 2nd Gen Restaurant space available with outdoor patio area
- 1,500 SF endcap space available with drive-thru
- Excellent visibility and signaled access from Holcomb Bridge Road & Nesbitt Ferry Road
- Close proximity to Centennial High School with over 1,900 students and Holcomb Middle School with 680 students
- Towns of East Village expansion less than 1 mile north with the addition of 76 townhomes and 250 multi-family units to be completed in 2022, involving a \$75m investment.

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,695	73,266	218,207
Med HH Income	\$100,511	\$122,753	\$105,358



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Owned and Managed by





\$122,753
 MED HH INCOME
 IN 3 MILE RADIUS

50,200
 VPD ON HOLCOMB
 BRIDGE ROAD

ALPHARETTA, GA
Holcomb Center

MARKET AERIAL

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SUITE	SP#	TENANT	SF
100	A100	AVAILABLE	7,350
110	B100	AVAILABLE	2,937
112	B102	AVAILABLE	1,050
114	B104	AVAILABLE	1,100
116	B106	AVAILABLE	4,411
118	B112	AVAILABLE	1,050
120	B114	ARTISTIC CONCRETE DESIGN	1,050
122-124	B116	MY YOGURT	2,317
126	B120	LA GLAM DE VIN BEAUTY	1,953
128	B122	CHINA HEAVEN	1,400
136	B124	SEA VENTURES	7,784
144	B136	AVAILABLE	1,584
146	B138	AIKIDO OF ATLANTA	2,660
148	B140	ACE OF FADES	1,657
150	ANC	AVAILABLE	39,668
160	C100	ZOO HEALTH CLUB	18,560
176	D108	AVAILABLE	5,434
180	E100	BEER, WINE & SPIRITS	1,600
182	E102	AVAILABLE	900
184	E104	JAMAICAN DELI	1,200
186	E106	AVAILABLE	1,500



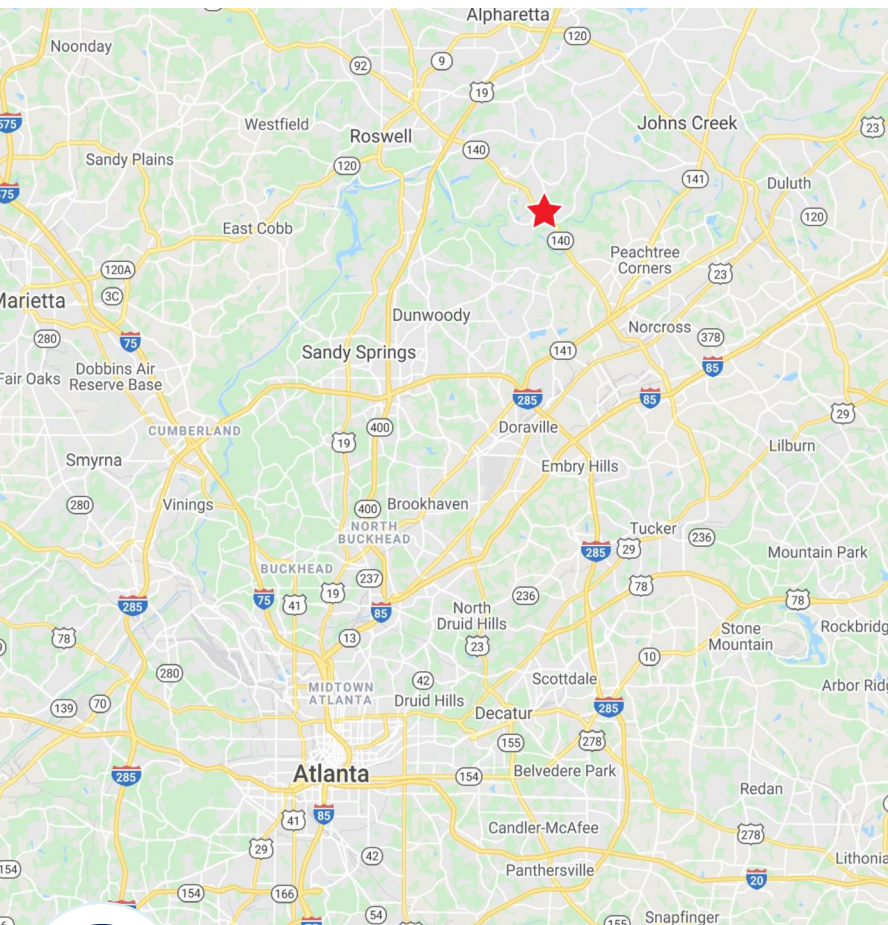
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ALPHARETTA, GA
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SHOPPING CENTER PHOTOS

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