

Holcomb 400

1475 Holcomb Bridge Rd
Roswell, GA 30076

Center Type: Neighborhood
GLA: 101,337
Parking Spaces 401

Leasing Contact

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PROPERTY HIGHLIGHTS

- Strong Anchor Tenancy: Anchored by L.A. Fitness and Ballard Designs Outlet, driving consistent traffic to the center.
- Shared Access: Shares an ingress/egress with a Publix-anchored shopping center, creating additional cross-shopping opportunities.
- Affluent Demographics: Average household incomes exceed $115,000 within a 5-mile radius.
- Prime Intersection: Strategically located at the intersection of Holcomb Bridge Rd & Old Alabama Rd.
- High Traffic Counts: Exposure to approximately 68,000 vehicles per day.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	12,434	79,711	205,187
HOUSEHOLDS	4,709	32,398	82,244
AVG HH INCOME	$117,223	$146,461	$175,412

MAJOR TENANTS

LA|FITNESS · BALLARD DESIGNS OUTLET · わさび wasabi sushi & bento · TAEKWONDO GENERATIONS

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AVAILABLE SPACES

101-105	3,846 SF
115B	11,449 SF
177	1,200 SF
183A	1,205 SF



CURRENT TENANTS

PAD	Chase Bank ATM	4,195 SF	155,165	Wasabi Sushi	6,763 SF	183B	Paymore Electronics	1,205 SF
100	LA Fitness	36,466 SF	173	Kabul Kabobs	3,600 SF	187	Little Caesars	1,838 SF
109	Darling Pediatric	950 SF	179	Pandora Nails & Spa	1,200 SF	200	Taekwondo Generations	5,000 SF
113	Darling Pediatric	1,918 SF	181	Beleza Salon and Boutique	1,200 SF			
135	Ballard Designs Outlet	18,000 SF						

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.