



# 3975 HOLCOMB BRIDGE

3975 Holcomb Bridge Road  
Norcross, Georgia 30092

Holcomb Bridge & Spalding Drive

3975 Holcomb Bridge is a 4,288 square foot freestanding restaurant situated in Norcross at Holcomb Bridge Road and Spalding Drive. The site features great visibility , signage, and ample on site parking. Build to suit opportunity.



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# 3975 HOLCOMB BRIDGE

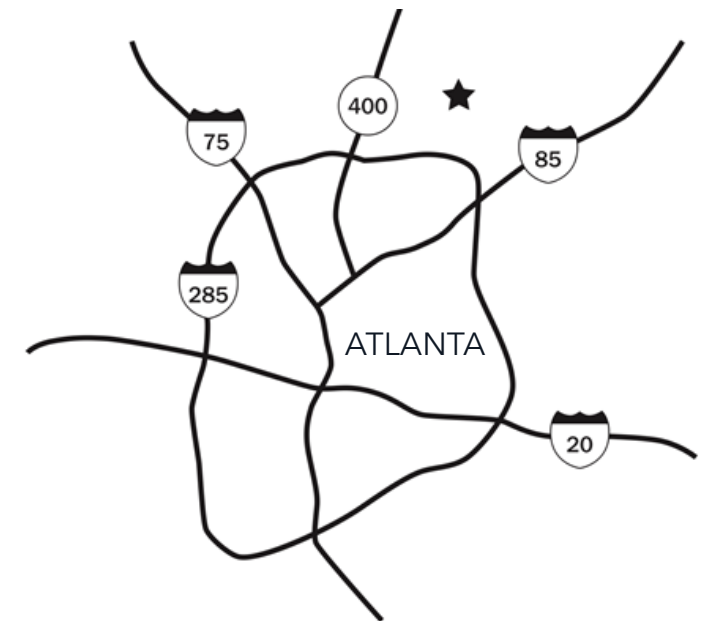
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Holcomb Bridge & Spalding Drive



Available

Suite	Tenant
3975	AVAILABLE (4,288 sf)



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## DEMOGRAPHIC SNAPSHOT

2018

	1 mile	3 mile	5 mile
Population	11,226	78,393	219,230
Average HHI	\$101,741	\$113,410	\$105,612
Average Age	37.5	37.5	36.7
Total Households	4,404	29,876	81,835
Daytime Employees	3,176	47,798	114,869

## TRAFFIC COUNT

2017

Holcomb Bridge Rd	34,590 aadt
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Spalding Drive

Holcomb Bridge Road



LENSCRAFTERS



3975 Holcomb Bridge













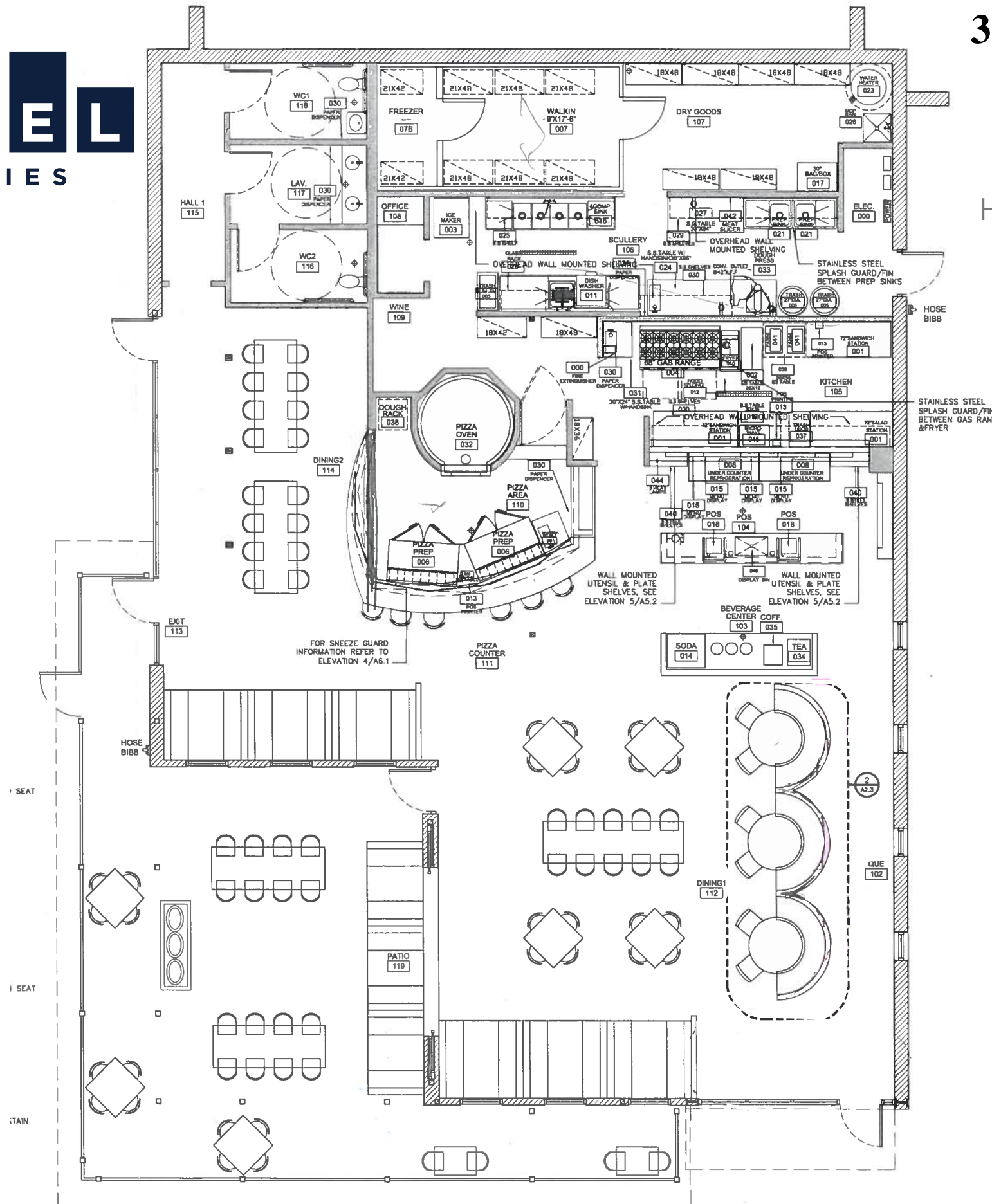




**3975 HOLCOMB BRIDGE**

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Holcomb Bridge & Spalding Drive



**BUILD TO SUIT  
OPPORTUNITY  
29,225 sf**

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