

Retail Space For Lease

4015 HOLCOMB BRIDGE RD, PEACHTREE CORNERS, GA 30071



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PROPERTY HIGHLIGHTS

- ✔ Situated in the heart of Peachtree Corners, offering high visibility along the bustling Holcomb Bridge Road.
- ✔ Located in an affluent area with a strong daytime and residential population, ensuring high foot traffic and customer engagement.
- ✔ 9 mins away from the Forum Peachtree Corners, and Peachtree Corners Town Center.
- ✔ Close proximity to major retailers, restaurants, and service providers, creating a vibrant and convenient destination for customers.
- ✔ Excellent access to major highways and thoroughfares, including Peachtree Parkway (GA-141), I-285, and I-85.
- ✔ Flexible retail space ideal for a variety of businesses.



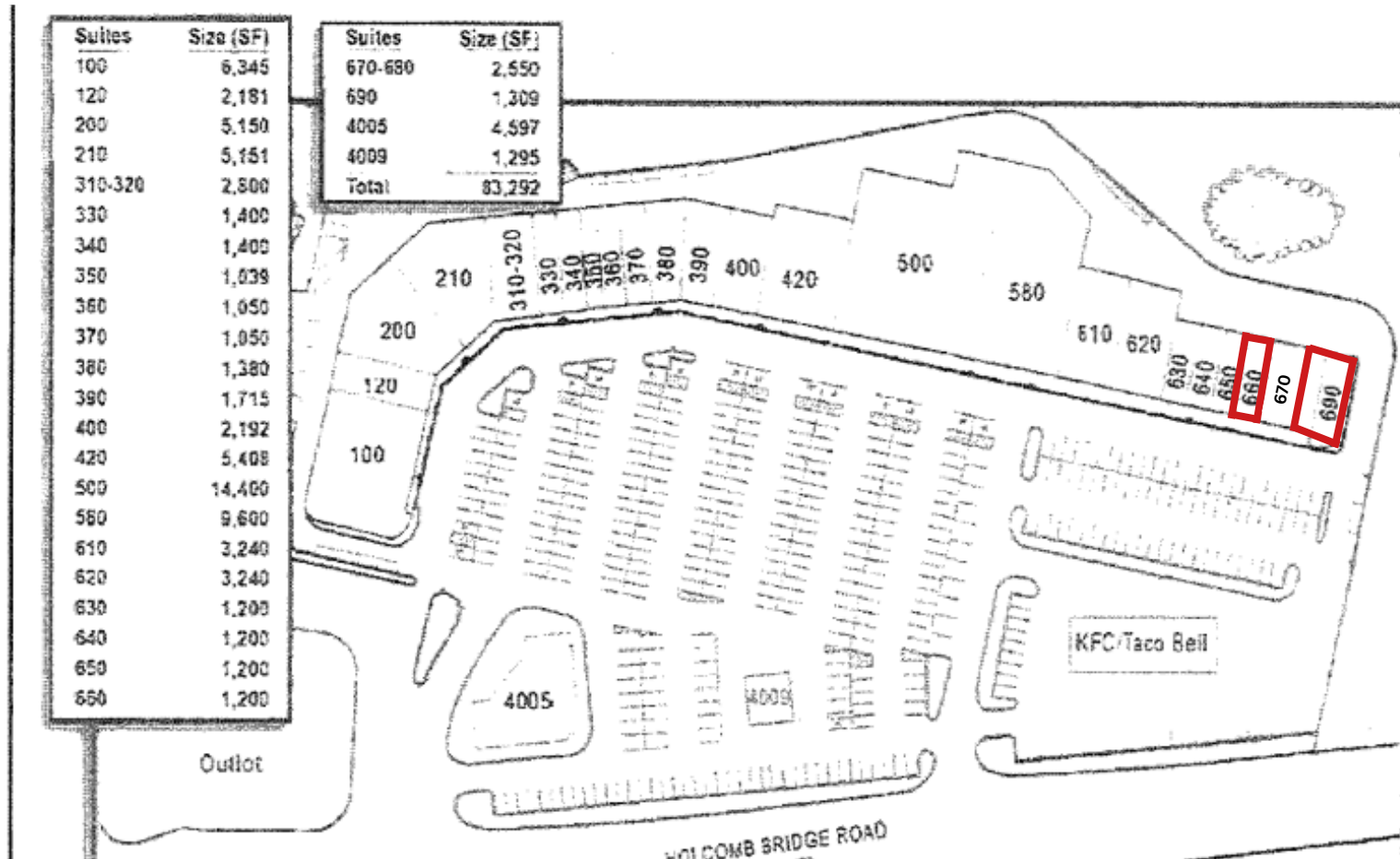
Spalding Woods Village is an 84,000 SF neighborhood shopping center in Peachtree Corners, strategically located at Holcomb Bridge Rd and Spalding Dr, anchored by Dollar Tree with strong national tenants, high traffic counts, and affluent surrounding neighborhoods.

AVAILABLE | 1,200 SF | 2,660 SF

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
100	Glacier (The Taija Group LLC)	6,345 SF
120	Dabbah Wala (Dabbawala LLC)	2,181 SF
200	La Ruana LLC	5,150 SF
210	Infinity Beauty Mart (Liberty Bell Holdings LLC)	5,151 SF
330	W&F Cabinet LLC	1,400 SF
340	Vasgo Inc dba Sip it	1,400 SF
350	Fabric Star LLC	1,039 SF
360	Yardi Kitchen LLC	1,380 SF

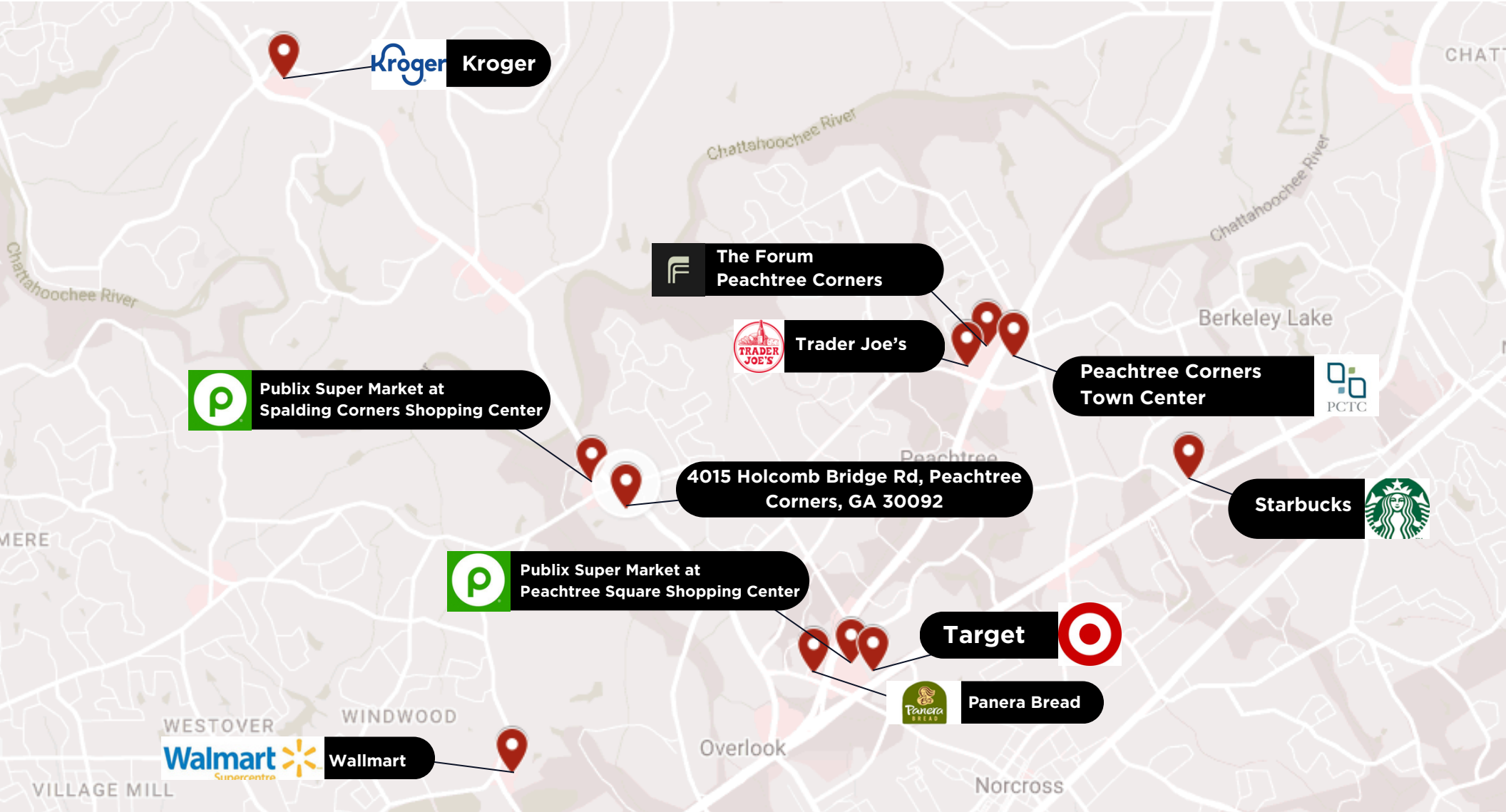
SUITE	TENANT NAME	SPACE SIZE
380	Leased	1,380 SF
500	Dollar Tree	14,400 SF
200	La Ruana LLC	5,150 SF
580	Al-Mamun Halal Zone Inc. (dba Cricket Zone)	9,600 SF
610	Robinson Table, LLC (dba Rob Pizza)	3,240 SF
620	Delica Corporation (dba Gohan Market)	3,240 SF
630	Perfect Nail & Spa by Tram, LLC	1,200 SF
640	Suite Artistry LLLP	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
650	Crazy Cuttz 313 LLC	1,200 SF
660	VACANT	1,200 SF
690	VACANT	2,660 SF
670	Dean's Wings & Korean Kitchen	2,550 SF
310, 320	Crossfit Zanshin LLC	2,500 SF
390, 400, 450	Vasgo Inc dba Sip it	1,400 SF
4005 (Parcel 1)	EID Vision Inc (dba Peachtree Corners Eye Clinic)	4,597 SF
4009 (Parcel 2)	Dunkin Donuts (Spalding Donuts)	1,295 SF

FLOOR PLAN



2,660 SF



TOTAL POPULATION

1 MILE	3 MILES	5 MILES
9,493	72,387	202,006



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$68,605	\$85,826	\$86,573

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