

880 Holcomb Bridge

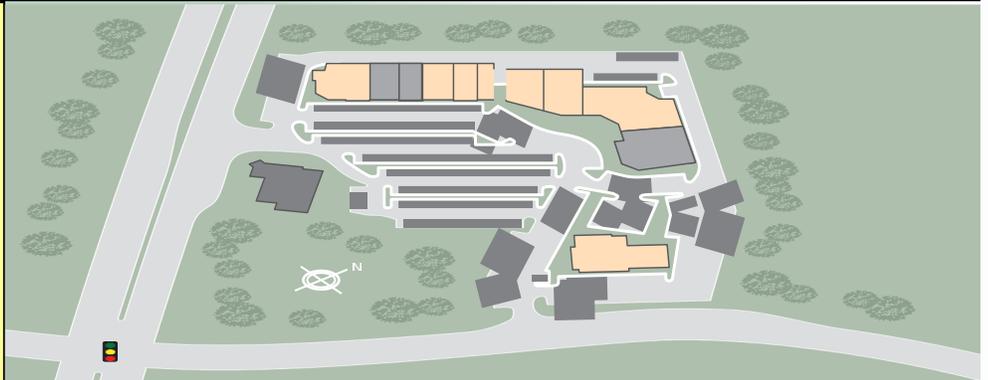
880 Holcomb Bridge Road, Roswell, GA 30076



FOR LEASE

1 Suite Available

- Great Visibility off Holcomb Bridge Road
- Consist of 14 suites in a Multi-Tenant Retail Building
- Access by Holcomb Bridge Road & Warsaw Road
- Competitive Rental Rate
- Total 49,530 SF on 4.24 Acres



Demographics	1 - mile	3 - miles	5 - miles
2017 Total Population	16,396	73,550	192,022
2017 Total Population 19 yo. +	10,787	53,884	139,958
2017 Total Households	5,510	27,799	72,877
2017 Average HH Income	\$ 48,021	\$ 67,502	\$ 83,196

Contact : Claude Letour-

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Managed by: TMGI Real Estate Services, LLC
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TMGI Real Estate Services

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880 Holcomb Bridge

VIEW OF CENTER



SUPERIOR LOCATION

WITHIN A PRIMARY RETAIL NODE

- 880 Holcomb Bridge is strategically located in the high traffic retail node along Holcomb Bridge Road with traffic counts at approximately 51,700 VPD offering excellent visibility.
- The property benefits from its close proximity to GA-400, one of Atlanta's major thoroughfares, allowing quick access into Atlanta's urban core surrounding employment centers and high end residential communities.
- Surrounded by impressive demographics, the Property's strategic position will continuously boast a draw from the surrounding community.

BROOKWOOD GRILL

LONG STANDING SHADOW DRAW

- While 880 Holcomb Bridge is an unanchored property, Brookwood Grill's long-standing presence has provided the property with an anchor-like draw for the past 25 years. The restaurant's popularity drives significant traffic to the Property, benefitting all the tenants.



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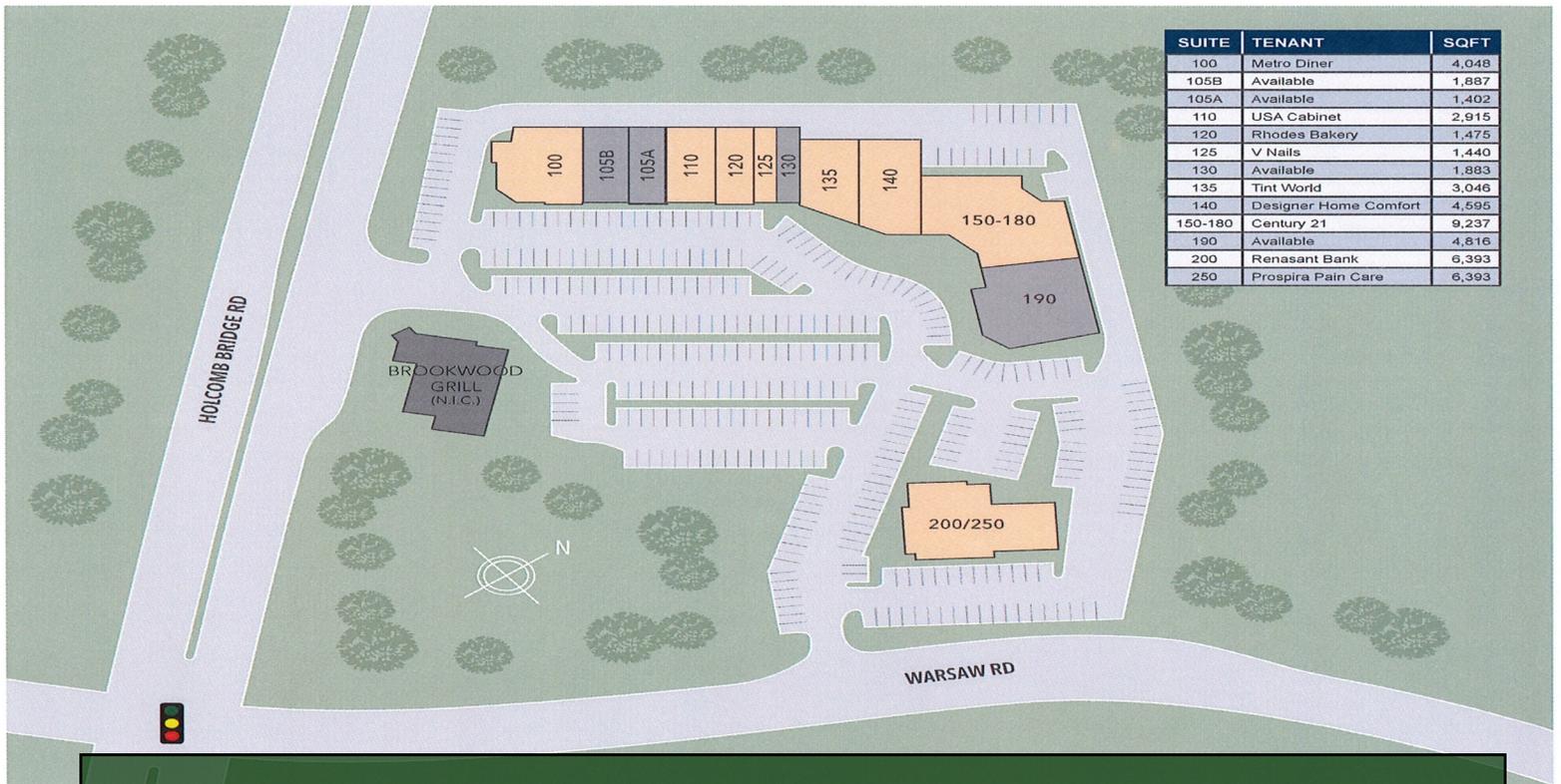


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FOR LEASE



1 Suite Available at Base Rent \$19.00 /SF plus CAM at \$6.16 /SF

- **#B140 - 4,595 SF**
- **Show Room Build-out**

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