

2,800 ± SF Retail Space For Sale

7820 Holcomb Bridge Road
Norcross, GA 30092



FOR SALE

Cole Frieder
770.876.4209
c.frieder@bellstreet.com

Parker Buchanan
404.372.8701
p.buchanan@bellstreet.com


BellStreet

For Sale

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Property Highlights

- Zoned C3 - Commercial Lots
- Totaling 2,800 Square Feet
- Situated on .56 Acres
- HVAC System
- Walk-in Cooler
- Grease Trap
- Direct Visibility
- Strong Exposure
- Easily Accessible
- ±46,000 Vehicles per Day

Property Description

Freestanding 2,800 SF retail building situated on 0.56 acres, uniquely positioned within a high-traffic Publix-anchored shopping center along Holcomb Bridge Road. The property offers direct visibility with 0.12 acres of frontage facing the corridor, providing strong exposure and accessibility. Recent capital improvements include a new roof, enhancing long-term durability and reducing near-term maintenance costs.

Previously approved for restaurant use, the building is equipped with an existing HVAC system, walk-in cooler, and grease trap, making it an ideal opportunity for food and beverage operators or other retail users seeking a second-generation space. In addition, the property features an on-site billboard generating approximately \$15,000 in annual income, providing an attractive supplemental revenue stream.

This rare outparcel-style location combines the benefits of a standalone building with the built-in customer traffic of a grocery-anchored center.

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Location Description

Prime retail opportunity on Holcomb Bridge Road, a major thoroughfare connecting Dunwoody, Norcross, Peachtree Corners, and Alpharetta. Situated within a Publix-anchored shopping center, the property benefits from strong daily traffic, excellent visibility, and convenient access to Peachtree Industrial Blvd and I-85, surrounded by dense residential and established retail.

Offering Summary

Sale Price:	\$2,650,000
Lot Size:	0.56 Acres
Building Size:	2,800 SF
Road Frontage:	.12 Acres
Parking Spots:	22

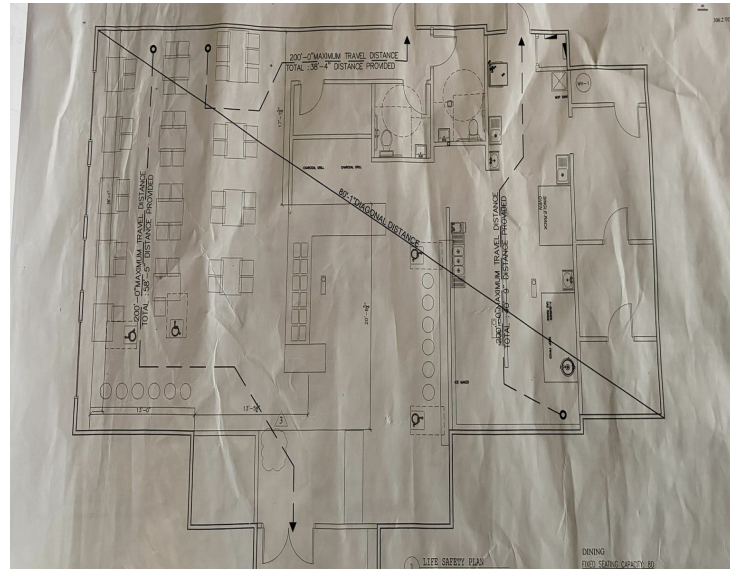
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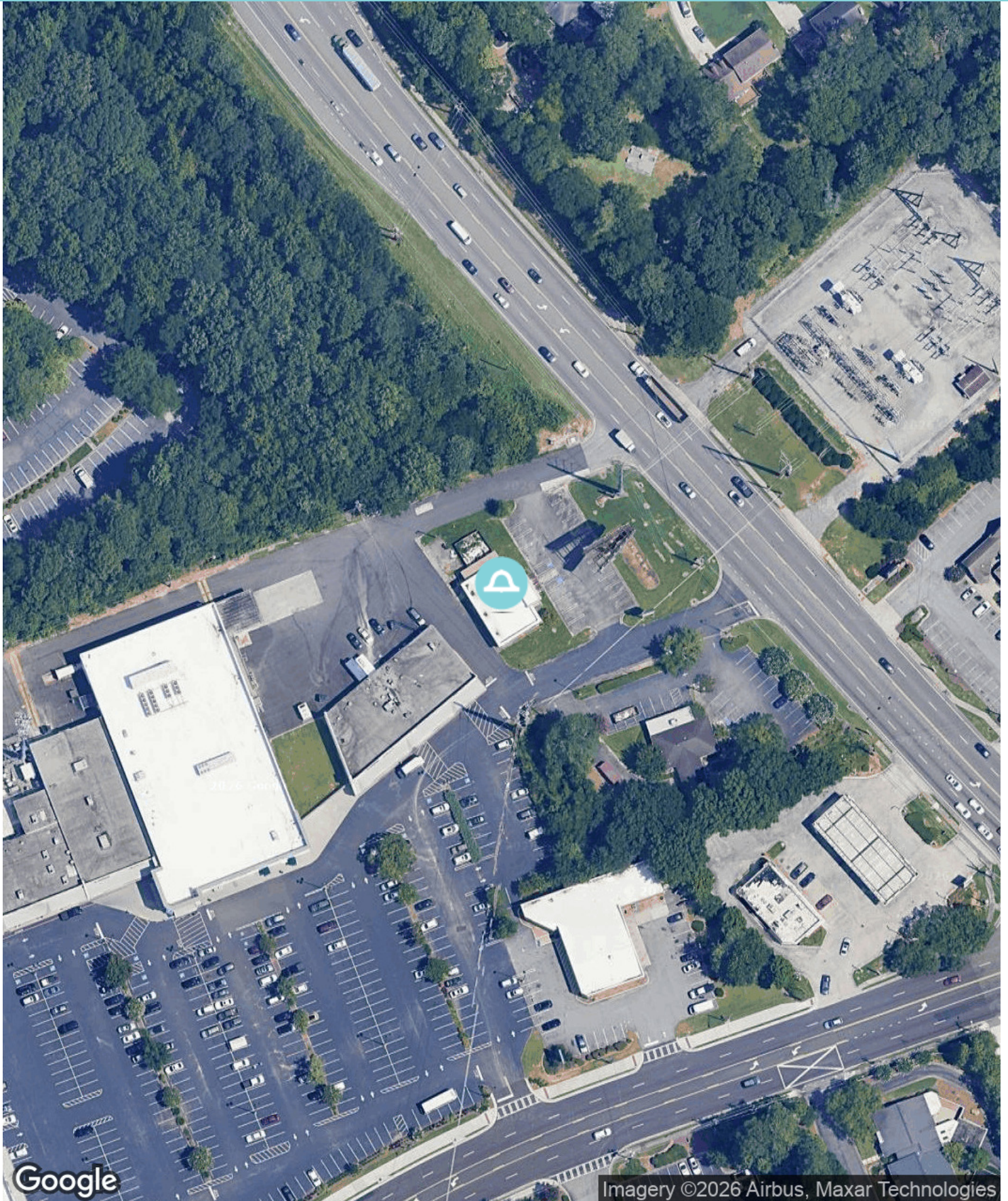
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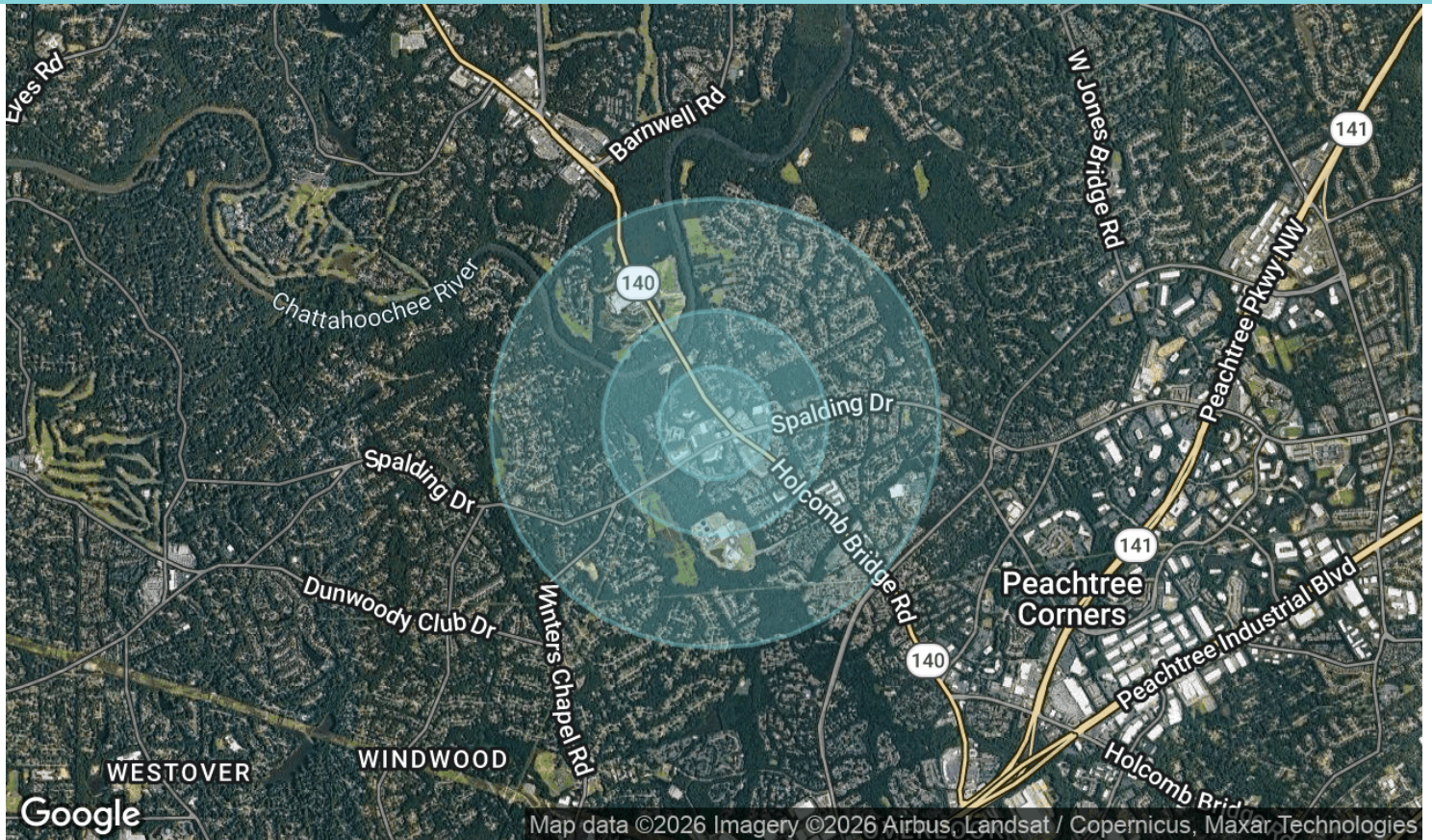


Google

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Population

0.25 Miles

0.5 Miles

1 Mile

Total Population

540

2,259

9,344

Households & Income

0.25 Miles

0.5 Miles

1 Mile

Total Households

246

1,022

4,000

of Persons per HH

2.2

2.2

2.3

Average HH Income

\$138,761

\$134,179

\$136,759

Average House Value

\$616,323

\$595,003

\$571,872