

3375 HOLCOMB BRIDGE RD.

NORCROSS, GA 30092

1

AVAILABILITY

One **end-cap** space - approx. **1,360 SF** & one **inline** space - approx. **1,472 SF**. Total GLA of shopping center is 15,075 +/- SF.

2

DEMOGRAPHICS

- 37,000 vpd on Holcomb Bridge Rd.
- Average HH Income over \$124,000.
- Daytime Pop over 225,000

3

LOCATION

Located within a busy commercial corridor & only minutes from I-285.

4

VISIBILITY

Easy access & direct visibility off of Jimmy Carter Blvd. with excellent signage opportunity.

LOCATION MAP



Scan for more info!



CONTACT US

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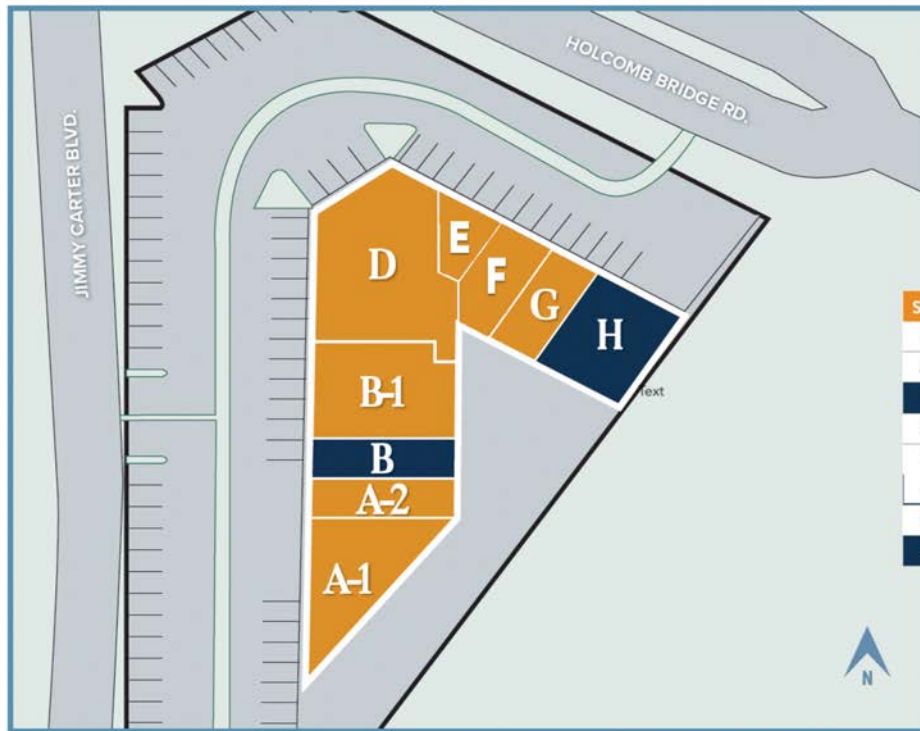
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SITE PLAN & TENANT ROSTER

Suite	Tenant	Sq. Ft.
A-1	Xelapan #2	2,100
A-2	Event Hall	2,677
B	AVAILABLE	1,472
B-1	Blowing Clouds Smoke Shop	1,300
D	Spice It Up Restaurant	3,276
E-F	Buena Suerte Lotto & Grocery	2,000
G	Royal Massage	900
H	AVAILABLE	1,360



Key Features

- Recently renovated with new parking lot and fresh paint.
- Prime visibility.

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2020 NEIGHBORHOOD DEMOGRAPHICS & TRAFFIC COUNTS

MILES AWAY	1 MILE AWAY	3 MILES AWAY	5 MILES AWAY
EST. POPULATION	14,380	73,501	211,845
AVG. HH INCOME	\$92,165	\$124,474	\$120,640
DAYTIME POPULATION	13,290	85,339	225,444



Scan the QR code for more information!

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