

Roswell, GA

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### **Centennial Village** 2300 Holcomb Bridge Road

Centennial Village is a highly-visible 213,268± SF shopping center anchored by Kroger. It is conveniently located on Holcomb Bridge Road adjacent to Centennial High School (1,900+ students and 140+ faculty), catering to East Roswell communities. Located approximately 2 miles southeast of GA-400, Centennial Village offers tremendous exposure on Holcomb Bridge Road and is easily accessed via several full access curb cuts along Holcomb Bridge Road, Eves Road and Scott Road.

#### **Available Spaces:**

- 1,979 SF shop space
- 1,400 SF shop space
- 2,800 SF shop space

Demographics (2024)					
		1 mile	3 miles	5 miles	
	Total Population	12,287	72,020	210,123	
	Total Households	5,136	28,750	85,002	
S	Average HH Income	\$156,122	\$161,483	\$157,252	
	Employees	2,265	24,053	131,464	

#### **Traffic Counts**



44,600 VPD HOLCOMB BRIDGE EAST OF PROPERTY

63,800 VPD HOLCOMB BRIDGE WEST OF PROPERTY

185,000 VPD GA 400 AT HOLCOMB BRIDGE





## **Centennial Village**

Site Plan

NEW SCOTT ROAD



PHUB

HOLCOMB BRIDGE ROAD

CLUTE	TENIANT	C.F.
SUITE	TENANT	SF
101	Laredo Taqueria	4,250
102	Great Clips	1,600
103	The UPS Store	1,600
104	Roswell Nails & Tan	1,600
201	Kroger	55,696
301	Ace Beauty Supply	4,554
302	Healing Massage	3,657
304	AVAILABLE	1,979
305	Goodwill Donation Center	1,600
306	Visual Eyes	1,600
307	Asian Kitchen	1,600
309	Alliance Jiu Jistu	3,600
400	AVAILABLE	1,400
401	3 Girls Hair Salon	1,400
402	AVAILABLE	2,800
404	Elite Liquor	2,830
408	Pizza Hut	1,400
410	Cafe Au Lait	2,830

# **Centennial Village**

Trade Area Overview

