

Ellard Village

8400 Holcomb Bridge Road
Alpharetta, GA 30022

LEASING INFORMATION

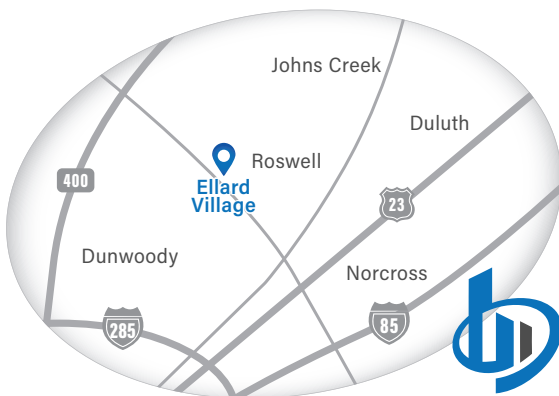
Rental Rate	
Year Built	2001
Property Type	Retail / Office Center
Building/GLA	25,671 SF
Parking	100+
Intersection	Holcomb Bridge Road (SR-140) and Barnwell Road
Traffic Light	Yes
Traffic Count	50,824 MPSI

LEASING CONTACT

Wes Allen

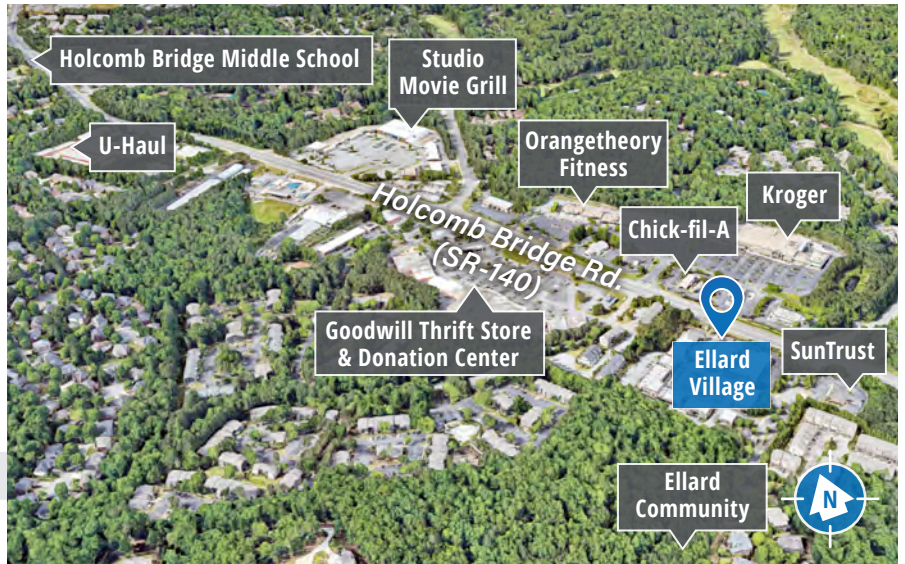
☎ 404-375-0745 ✉ wallen@plnms.com

LOCATION MAP



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	7,597	73,390	216,725
Household	3,325	28,666	83,563
Avg. Income	\$103,901	\$133,922	\$116,214



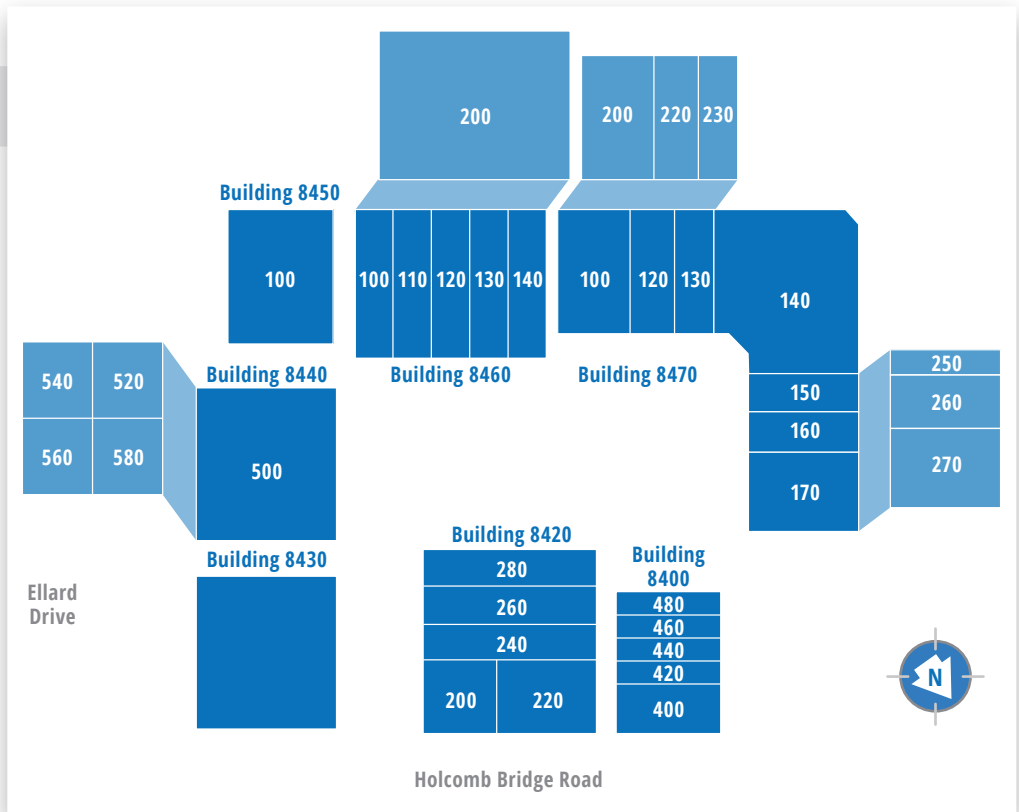


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CENTER HIGHLIGHTS

- Located across the street from Kroger, near the entrance of Ellard Community, a multi-million dollar gated neighborhood.
- Nearby retailers including Studio Movie Grill, U-Haul, Pike Nurseries, AutoZone and Goodwill, along with many restaurants.
- Property has high street visibility, monument signage, easy access with 4-way traffic lights and ample parking.
- Roswell is a high-income area with strong day-time population & traffic on Holcomb Bridge Road.



LEASING INFORMATION

Building 8400	
STE	TENANT
400	Ellard Cleaners
420	Art D'Oro Diamonds
440	Eye Elements
460	Swan Café
480	PT Solutions

Building 8420	
STE	TENANT
200	Bruster's Ice Cream
220	Ground and Pound Coffee
240	Available (1,949 SF)
260	Kumon Learning
280	Sushi Uchi

Building 8430	
STE	TENANT
100	CVS

Building 8440	
STE	TENANT
500	Hooligans
520	MRP Capital
540	Available (1,318 SF)
560	NYX Health
580	Harrison Properties

Building 8450	
STE	TENANT
100	QS America

Building 8460	
STE	TENANT
100	Bella Nails
110/140	Home Theatre Works
200	Atlanta Innovative Medicine

Building 8470	
STE	TENANT
100	55+ Fitness
120	Available (1,243 SF)
130	Loved Ones in Home Care
140	Quest Health
150	Sports Chiropractic
160	The Beaute District
170	Josephine's Antique
200	Multi Energy Group
220	LB Marketing
230	American Family Insurance
250	Kara Fleming, Esq.
260	Connors Investment
270	Elle Dance

