

FOR LEASE

3466 & 3476 Holcomb Bridge Rd.
Peachtree Corners, GA 30092



**BERKSHIRE
HATHAWAY**
HomeServices

Georgia Properties

COMMERCIAL DIVISION



The property is located near the Peachtree Corners on Holcomb Bridge Rd. It is the connecting artery between the Roswell to the metro Atlanta's most successful lifestyle shopping center. It is anchored by Sprouts Farmers Market, a natural food grocer, PNC bank, Zoe's Kitchen and other restaurants and small shops.

•Unit Price: \$10.00/SF

•CAM: \$2.50/SF

•Available Space:

Unit C/D: 2,048SF

Unit E/F: 3,880SF

Unit P-V: 7,025SF

•Surrounding Population - Over 68,000

•46,083 Daily Average Traffic Count on Peachtree Pkwy (c) 678-596-6001 | (o) 770-844-8484

•46,770 Daily Average Traffic Count on Medlock Bridge

•Average Household Income of \$100,000

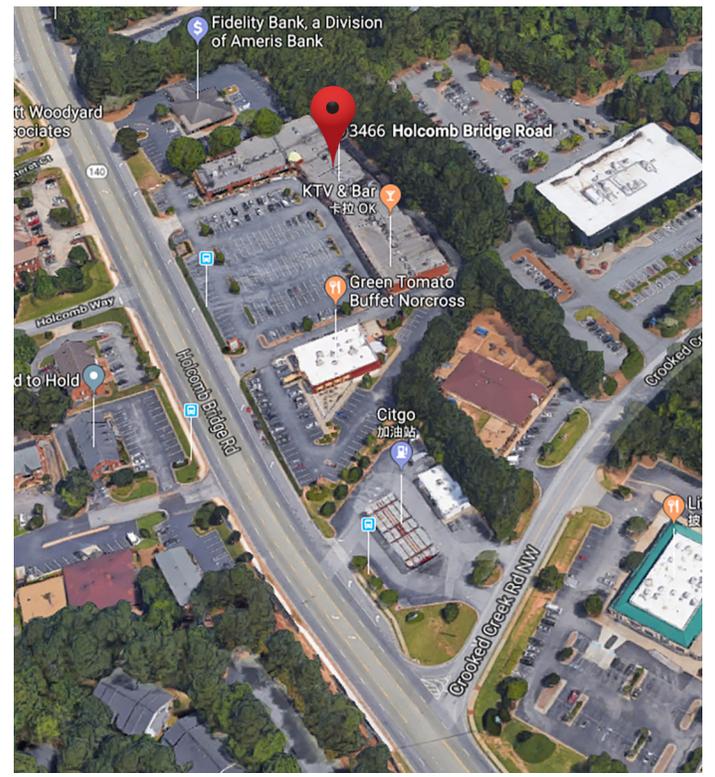
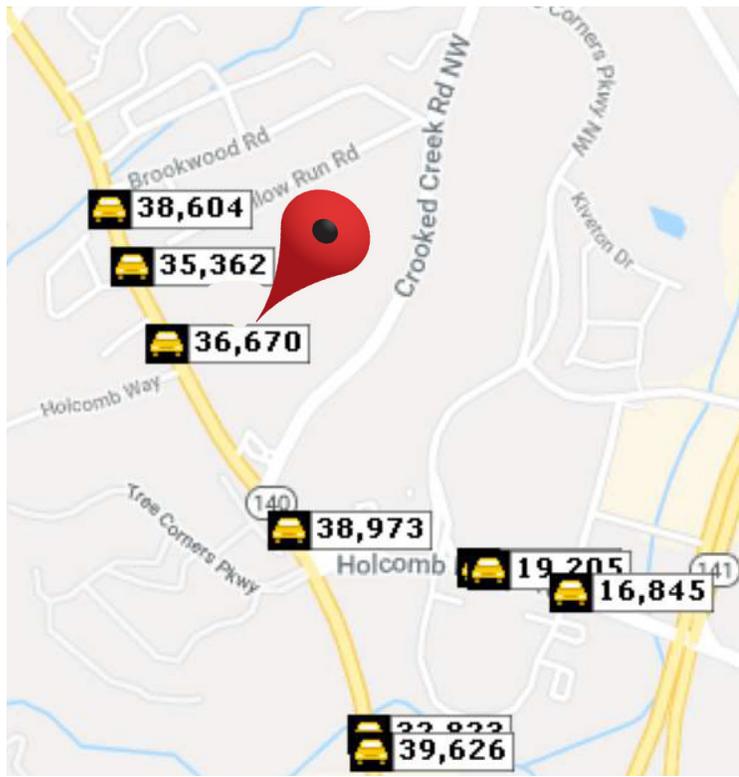
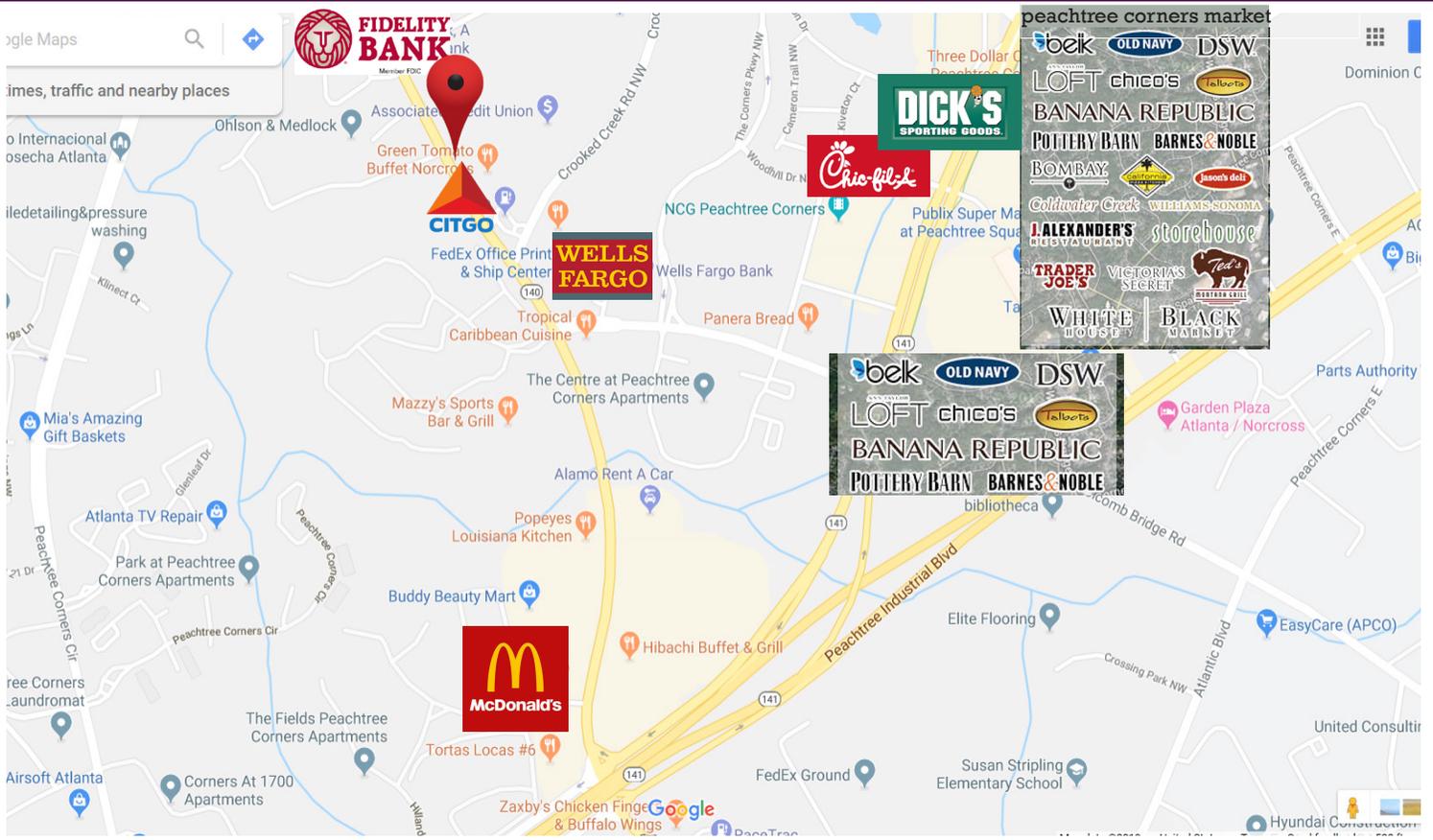


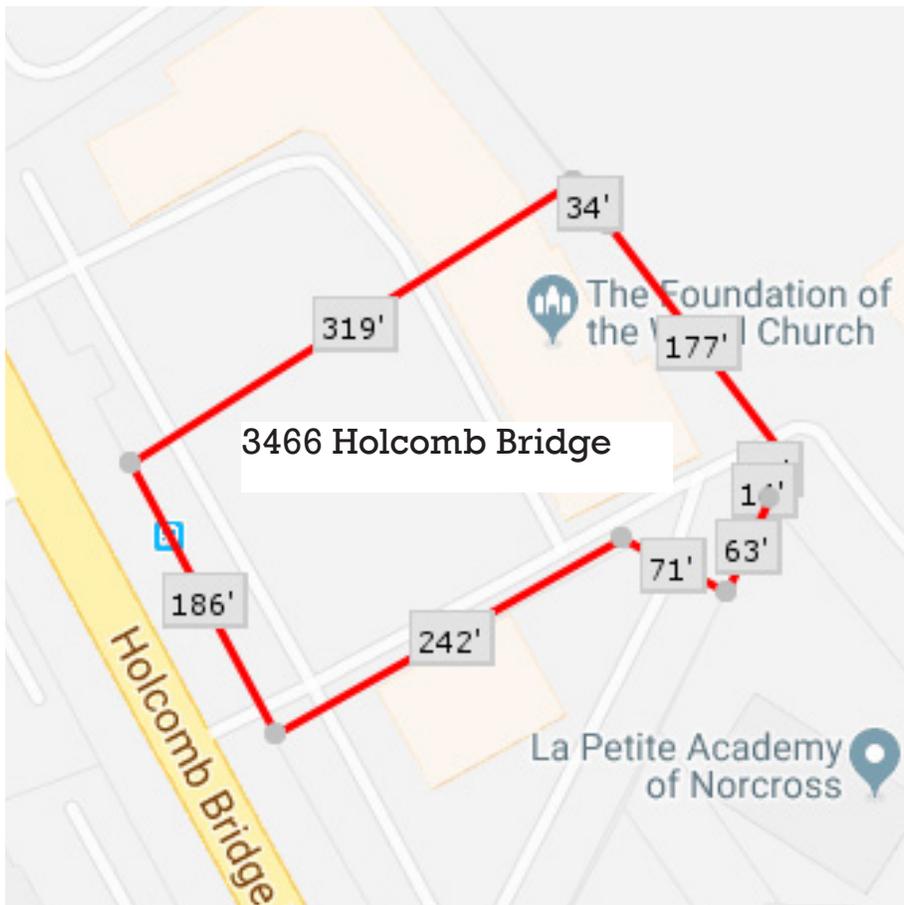
MEI CHENG

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Available Space

Unit C/D: 2,048SF

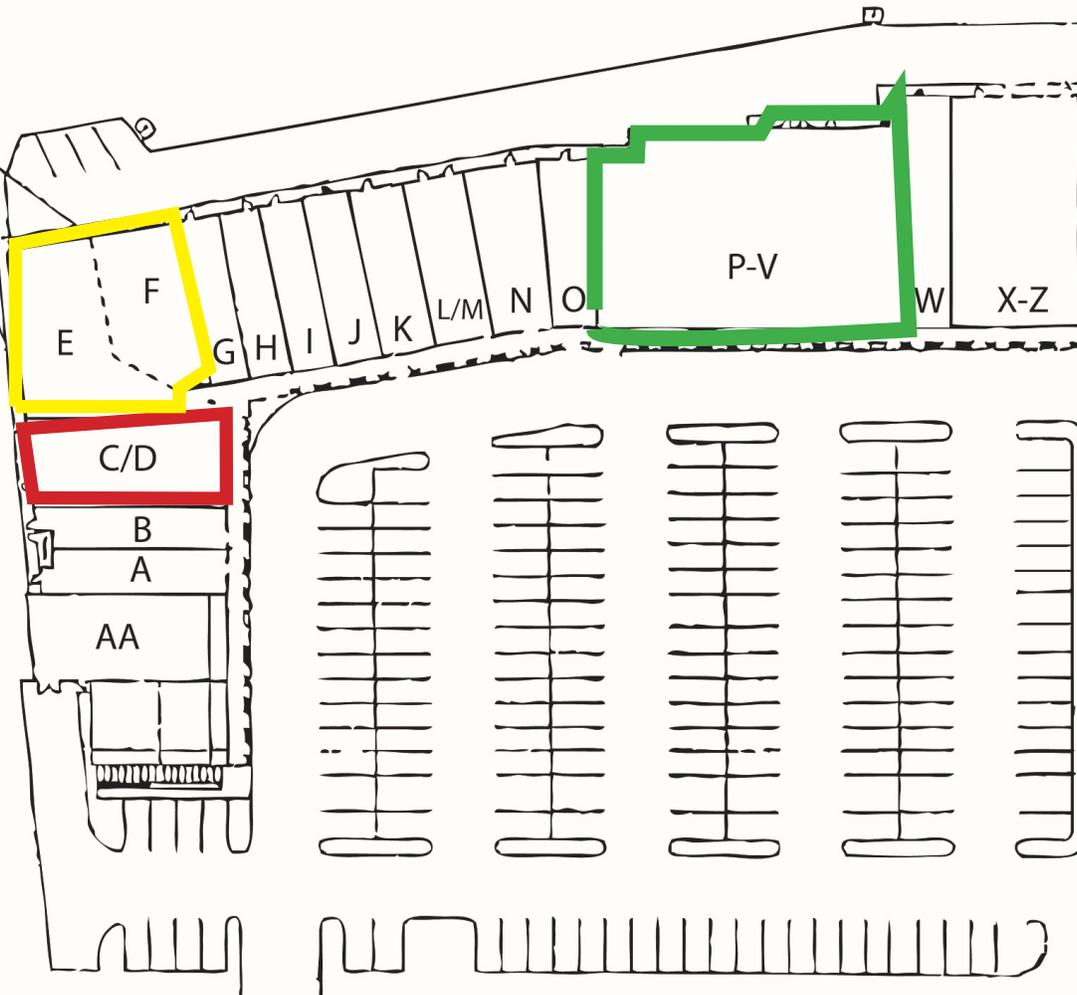
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GWINNETT WALK

3466-3476 Holcomb Bridge Rd
Peachtree Corners, GA 30092

E/F
May Be
Subdivided



	SF
AA	3000
A	968
B	950
C/D	2048
E	1966
F	1914
G	900
H	900
I	900
J	900
K	1170
L/M	1230
N	1350
O	1050
P-V	7025
W	1564
X-Z	3200

Boulevard
Dinner
Restaurant

Entrance 1

Holcomb Bridge Road

Entrance 2





Demographic Summary Report

Gwinnett Walk Shopping Center - Bld 3466

3466 Holcomb Bridge Rd, Norcross, GA 30092

Building Type: **General Retail** Total Available: **10,905 SF**
 Secondary: **Freestanding** % Leased: **64.63%**
 GLA: **30,835 SF** Rent/SF/Yr: **\$9.42**
 Year Built: **1984**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	19,009	94,601	264,215
2019 Estimate	17,278	87,108	246,912
2010 Census	12,251	67,750	212,296
Growth 2019 - 2024	10.02%	8.60%	7.01%
Growth 2010 - 2019	41.03%	28.57%	16.31%
2019 Population by Hispanic Origin	4,851	23,278	71,767
2019 Population	17,278	87,108	246,912
White	8,342 48.28%	53,993 61.98%	156,254 63.28%
Black	6,425 37.19%	19,525 22.41%	52,033 21.07%
Am. Indian & Alaskan	325 1.88%	984 1.13%	3,050 1.24%
Asian	1,581 9.15%	10,049 11.54%	28,604 11.58%
Hawaiian & Pacific Island	16 0.09%	178 0.20%	420 0.17%
Other	589 3.41%	2,379 2.73%	6,552 2.65%
U.S. Armed Forces	61	157	263
Households			
2024 Projection	8,101	34,311	95,649
2019 Estimate	7,356	31,620	89,532
2010 Census	5,108	24,574	77,264
Growth 2019 - 2024	10.13%	8.51%	6.83%
Growth 2010 - 2019	44.01%	28.67%	15.88%
Owner Occupied	3,149 42.81%	18,222 57.63%	49,640 55.44%
Renter Occupied	4,207 57.19%	13,399 42.38%	39,893 44.56%
2019 Households by HH Income	7,357	31,622	89,533
Income: <\$25,000	1,269 17.25%	4,464 14.12%	14,751 16.48%
Income: \$25,000 - \$50,000	1,888 25.66%	6,938 21.94%	20,970 23.42%
Income: \$50,000 - \$75,000	1,876 25.50%	5,575 17.63%	15,224 17.00%
Income: \$75,000 - \$100,000	1,063 14.45%	4,273 13.51%	10,899 12.17%
Income: \$100,000 - \$125,000	450 6.12%	2,810 8.89%	6,871 7.67%
Income: \$125,000 - \$150,000	241 3.28%	1,689 5.34%	4,808 5.37%
Income: \$150,000 - \$200,000	364 4.95%	2,244 7.10%	6,311 7.05%
Income: \$200,000+	206 2.80%	3,629 11.48%	9,699 10.83%
2019 Avg Household Income	\$69,918	\$98,716	\$94,332
2019 Med Household Income	\$57,737	\$69,852	\$64,319

Demographic Detail Report

Gwinnett Walk Shopping Center - Bld 3466

3466 Holcomb Bridge Rd, Norcross, GA 30092

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\$200,000+	206 2.80%	3,629 11.48%	9,699 10.83%
2019 Avg Household Income	\$69,918	\$98,716	\$94,332
2019 Med Household Income	\$57,737	\$69,852	\$64,319
2019 Occupied Housing	7,356	31,621	89,533
Owner Occupied	3,149 42.81%	18,222 57.63%	49,640 55.44%
Renter Occupied	4,207 57.19%	13,399 42.37%	39,893 44.56%
2010 Housing Units	7,965	33,378	94,484
1 Unit	3,591 45.08%	21,534 64.52%	56,628 59.93%
2 - 4 Units	923 11.59%	1,541 4.62%	4,657 4.93%
5 - 19 Units	3,081 38.68%	8,509 25.49%	24,051 25.46%
20+ Units	370 4.65%	1,794 5.37%	9,148 9.68%
2019 Housing Value	3,149	18,221	49,638
<\$100,000	643 20.42%	1,527 8.38%	4,345 8.75%
\$100,000 - \$200,000	985 31.28%	3,208 17.61%	10,475 21.10%
\$200,000 - \$300,000	1,217 38.65%	4,569 25.08%	9,862 19.87%
\$300,000 - \$400,000	274 8.70%	3,854 21.15%	9,666 19.47%
\$400,000 - \$500,000	30 0.95%	2,392 13.13%	6,015 12.12%
\$500,000 - \$1,000,000	0 0.00%	2,455 13.47%	8,488 17.10%
\$1,000,000+	0 0.00%	216 1.19%	787 1.59%
2019 Median Home Value	\$194,568	\$295,764	\$301,417
2019 Housing Units by Yr Built	7,978	33,462	95,133
Built 2010+	2,018 25.29%	6,447 19.27%	11,919 12.53%
Built 2000 - 2010	907 11.37%	3,146 9.40%	9,224 9.70%
Built 1990 - 1999	732 9.18%	5,664 16.93%	19,111 20.09%
Built 1980 - 1989	2,660 33.34%	10,111 30.22%	29,612 31.13%
Built 1970 - 1979	1,277 16.01%	4,916 14.69%	14,614 15.36%
Built 1960 - 1969	347 4.35%	1,951 5.83%	7,311 7.69%
Built 1950 - 1959	10 0.13%	752 2.25%	2,211 2.32%
Built <1949	27 0.34%	475 1.42%	1,131 1.19%
2019 Median Year Built	1988	1988	1987

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Gwinnett Walk Shopping Center - Bld 3466

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	17,278		87,108		246,912	
White	8,342	48.28%	53,993	61.98%	156,254	63.28%
Black	6,425	37.19%	19,525	22.41%	52,033	21.07%
Am. Indian & Alaskan	325	1.88%	984	1.13%	3,050	1.24%
Asian	1,581	9.15%	10,049	11.54%	28,604	11.58%
Hawaiian & Pacific Island	16	0.09%	178	0.20%	420	0.17%
Other	589	3.41%	2,379	2.73%	6,552	2.65%
Population by Hispanic Origin	17,278		87,108		246,912	
Non-Hispanic Origin	12,428	71.93%	63,830	73.28%	175,144	70.93%
Hispanic Origin	4,850	28.07%	23,278	26.72%	71,768	29.07%
2019 Median Age, Male	34.10		35.20		34.70	
2019 Average Age, Male	33.20		35.10		34.90	
2019 Median Age, Female	36.10		37.10		36.40	
2019 Average Age, Female	35.50		36.80		36.50	
2019 Population by Occupation Classification	13,043		67,149		190,711	
Civilian Employed	9,368	71.82%	46,416	69.12%	131,532	68.97%
Civilian Unemployed	446	3.42%	1,537	2.29%	4,328	2.27%
Civilian Non-Labor Force	3,176	24.35%	19,055	28.38%	54,613	28.64%
Armed Forces	53	0.41%	141	0.21%	238	0.12%
Households by Marital Status						
Married	2,250		14,984		42,377	
Married No Children	1,189		7,616		21,063	
Married w/Children	1,061		7,369		21,314	
2019 Population by Education	12,205		61,665		175,904	
Some High School, No Diploma	1,083	8.87%	9,072	14.71%	27,866	15.84%
High School Grad (Incl Equivalency)	2,010	16.47%	9,884	16.03%	31,323	17.81%
Some College, No Degree	3,259	26.70%	12,030	19.51%	35,251	20.04%
Associate Degree	837	6.86%	4,085	6.62%	13,278	7.55%
Bachelor Degree	3,264	26.74%	16,155	26.20%	41,833	23.78%
Advanced Degree	1,752	14.35%	10,439	16.93%	26,353	14.98%

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Growth 2019 - 2024	10.02%		8.60%		7.01%	
Growth 2010 - 2019	41.03%		28.57%		16.31%	
2019 Population by Age						
	17,278		87,108		246,912	
Age 0 - 4	1,349	7.81%	5,867	6.74%	16,578	6.71%
Age 5 - 9	1,416	8.20%	6,471	7.43%	18,094	7.33%
Age 10 - 14	1,274	7.37%	6,489	7.45%	18,263	7.40%
Age 15 - 19	997	5.77%	5,661	6.50%	16,359	6.63%
Age 20 - 24	876	5.07%	5,041	5.79%	14,992	6.07%
Age 25 - 29	1,173	6.79%	5,991	6.88%	18,149	7.35%
Age 30 - 34	1,482	8.58%	6,459	7.41%	18,871	7.64%
Age 35 - 39	1,681	9.73%	6,966	8.00%	19,657	7.96%
Age 40 - 44	1,488	8.61%	6,535	7.50%	18,130	7.34%
Age 45 - 49	1,310	7.58%	6,493	7.45%	18,032	7.30%
Age 50 - 54	1,069	6.19%	5,891	6.76%	16,332	6.61%
Age 55 - 59	909	5.26%	5,377	6.17%	14,886	6.03%
Age 60 - 64	739	4.28%	4,475	5.14%	12,373	5.01%
Age 65 - 69	598	3.46%	3,588	4.12%	9,955	4.03%
Age 70 - 74	419	2.43%	2,514	2.89%	6,926	2.81%
Age 75 - 79	248	1.44%	1,543	1.77%	4,285	1.74%
Age 80 - 84	142	0.82%	928	1.07%	2,616	1.06%
Age 85+	109	0.63%	821	0.94%	2,413	0.98%
Age 65+	1,516	8.77%	9,394	10.78%	26,195	10.61%
Median Age	35.20		36.10		35.50	
Average Age	34.40		36.00		35.70	

Daytime Employment Report

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	662	9,056	14
Retail & Wholesale Trade	89	1,435	16
Hospitality & Food Service	50	1,108	22
Real Estate, Renting, Leasing	42	262	6
Finance & Insurance	79	888	11
Information	33	1,631	49
Scientific & Technology Services	100	1,103	11
Management of Companies	1	3	3
Health Care & Social Assistance	102	473	5
Educational Services	9	502	56
Public Administration & Sales	2	23	12
Arts, Entertainment, Recreation	10	96	10
Utilities & Waste Management	42	329	8
Construction	30	503	17
Manufacturing	22	428	19
Agriculture, Mining, Fishing	1	3	3
Other Services	50	269	5