CENTENNIAL VILLAGE



2342 HOLCOMB BRIDGE ROAD, ROSWELL, GA 30076







OVERVIEW

Centennial Village is a highly-visible 213,268 \pm SF shopping center anchored by Kroger and RiteAid.

LOCATION

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 Rd, Eves Rd and Scott Rd.

AVAILABLE SPACES

- > 86,584± SF former Kohl's box available now with 17' 8" ceiling heights
- Additional 15,700 SF available, boxes can be combined for 104,284 SF
- > 880 4,250± SF shop space available
- > 4,250 SF 2nd generation restaurant space available

DFMOGRAPHICS (2016)

	1-Mile	3-Miles	5-Miles
POPULATION	12,310	80,278	207,774
HOUSEHOLDS	4,999	30,816	82,838
AVERAGE HH INCOME	\$119,305	\$125,463	\$119,372



TRAFFIC COUNTS

- > 40,600 VPD on Holcomb Bridge Road west of property
- > 46,630 VPD on Holcomb Bridge Road south of property
- > 14,240 VPD on Scott Road north of property
- > 7,878 VPD west of site on Everson Rd







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STE	TENANT	SF
101	RESTAURANT AVAILABLE	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	Massage Envy	3,567
304	Pool Supply Atlanta	1,979
305	Goodwill Donation Center	1,600

STE	TENANT	SF
306	Visual Eyes	1,600
307	Asian Kitchen	1,600
309	Global Dance	3,600
400	Ivy Cleaners	1,400
401	Big Bang Vape	1,400
402	Sprint	2,800
404	Elite Liquor	2,830
408	Pizza Hut	1,400
410	Cafe Au Lait	2,830

STE	TENANT	SF
1	AVAILABLE	86,584
2	AVAILABLE	15,700
3	Rite Aid	10,908
4	AVAILABLE	880
5	AVAILABLE AVAILABLE	880 1,120
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CONTACT INFORMATION

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