

CENTENNIAL VILLAGE

2342 HOLCOMB BRIDGE ROAD, ROSWELL, GA 30076



OVERVIEW

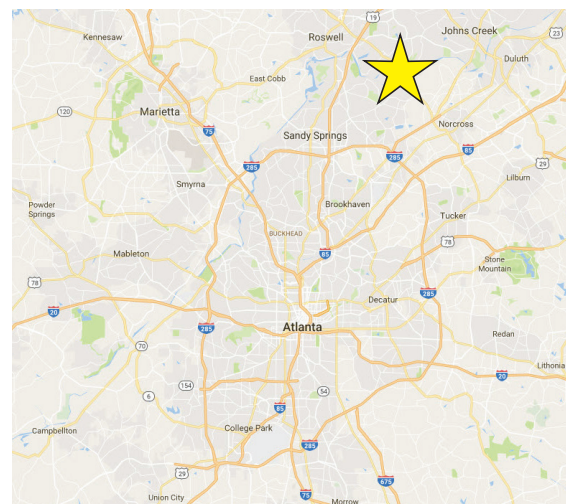
Centennial Village is a highly-visible 213,268± SF shopping center anchored by Kroger and RiteAid.

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



DEMOGRAPHICS (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

