



## RETAIL BOX FOR SUBLEASE

**2342 Holcomb Bridge Road  
Roswell, GA 30076**

### Listing Broker:

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### Key Features/Highlights

- > High Traffic Corridor
- > Good Co-Tenancy
- > Excellent Parking
- > Kroger, Petco and Rite Aid Anchored Neighborhood Center

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## PROPERTY OVERVIEW

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Centennial Village is a 213,268 square foot neighborhood center situated in Roswell, GA, just next door to Alpharetta, GA. This grocery-anchored center services a densely populated suburb of Atlanta and is situated on the highly-trafficked State Highway 140.

## PROPERTY SUMMARY

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Name of Center or Property:	Centennial Village
Address:	2342 Holcomb Bridge Road, Roswell, GA 30076
Property Information/Size:	213,268 SF
Building Information/Size:	86,584 SF (Approximately 300 x 225)
Year Built/Renovated:	2001
Traffic Counts:	40,600 VPD and 46,630 VPD on Holcomb Bridge Road, 14,240 VPD on Scott Road
Cross Streets:	Eves Road and Old Scott Road
Remaining Lease Term:	5 Years (Expires January 31st, 2022)
Option Terms:	5-Year Option Terms Through 2062
Rate:	Rates Available Upon Request with a Qualified Prospect
Co-Tenancy	Kroger, Petco, Rite Aid
Signage:	2 Monument Signs, Building Signage on 2 Sides
Parking:	Expansive Parking Fields Available

Highlights:

- > High Traffic Corridor
- > Good Co-Tenancy
- > Ample Parking
- > Kroger, Petco & Rite Aid Anchored Neighborhood Center



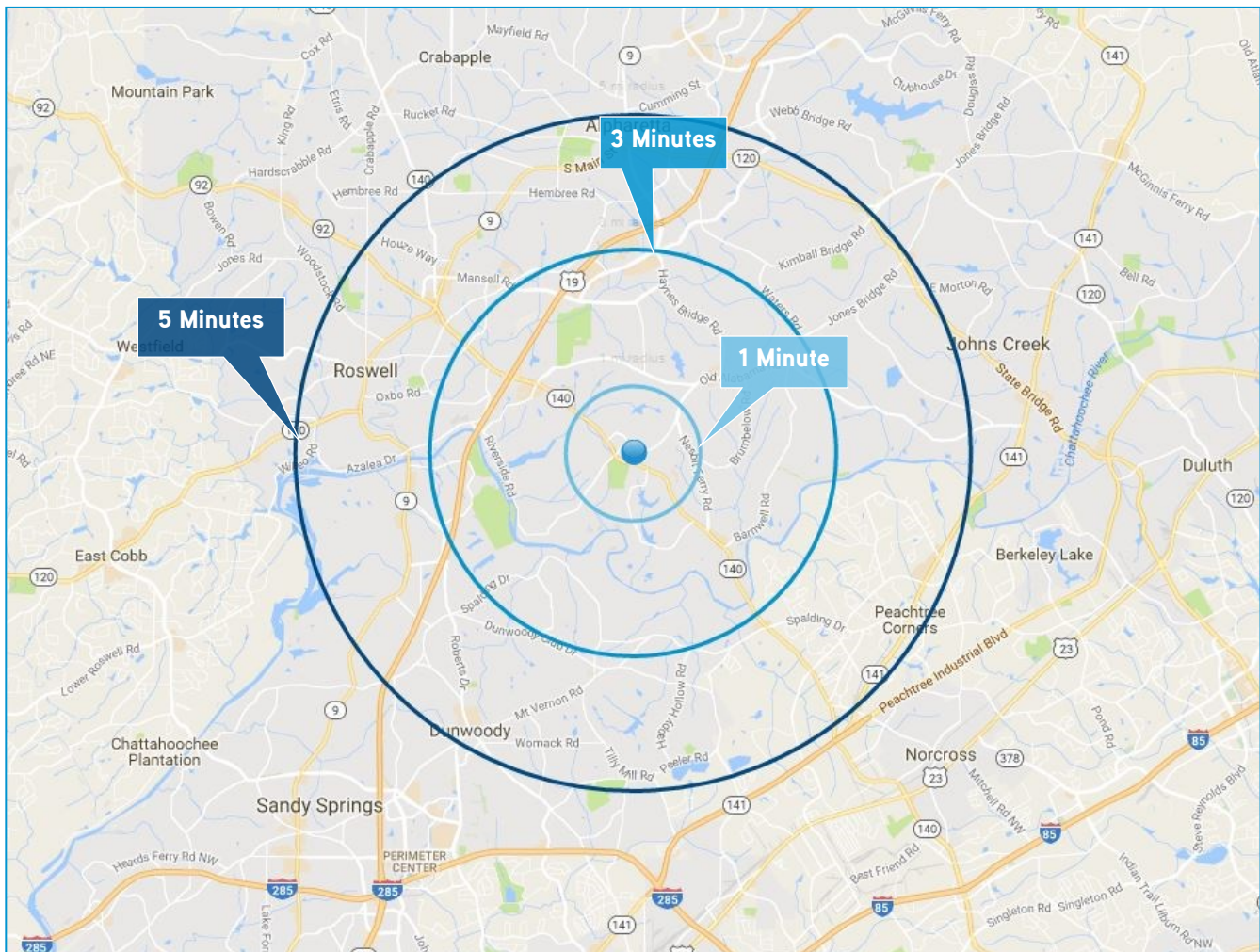
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## DEMOGRAPHICS

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	11,627	80,511	211,103
Households:	4,850	32,010	85,836
HH Income:	\$86,270	\$90,618	\$89,198
Employees:	2,937	27,636	152,511
Businesses:	305	2,820	12,880

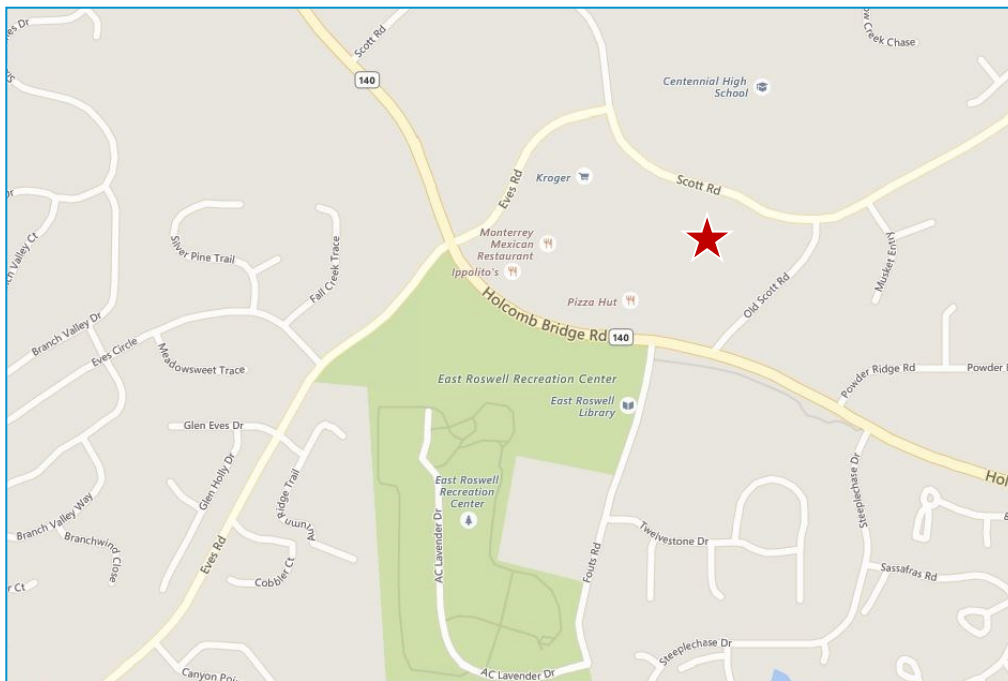
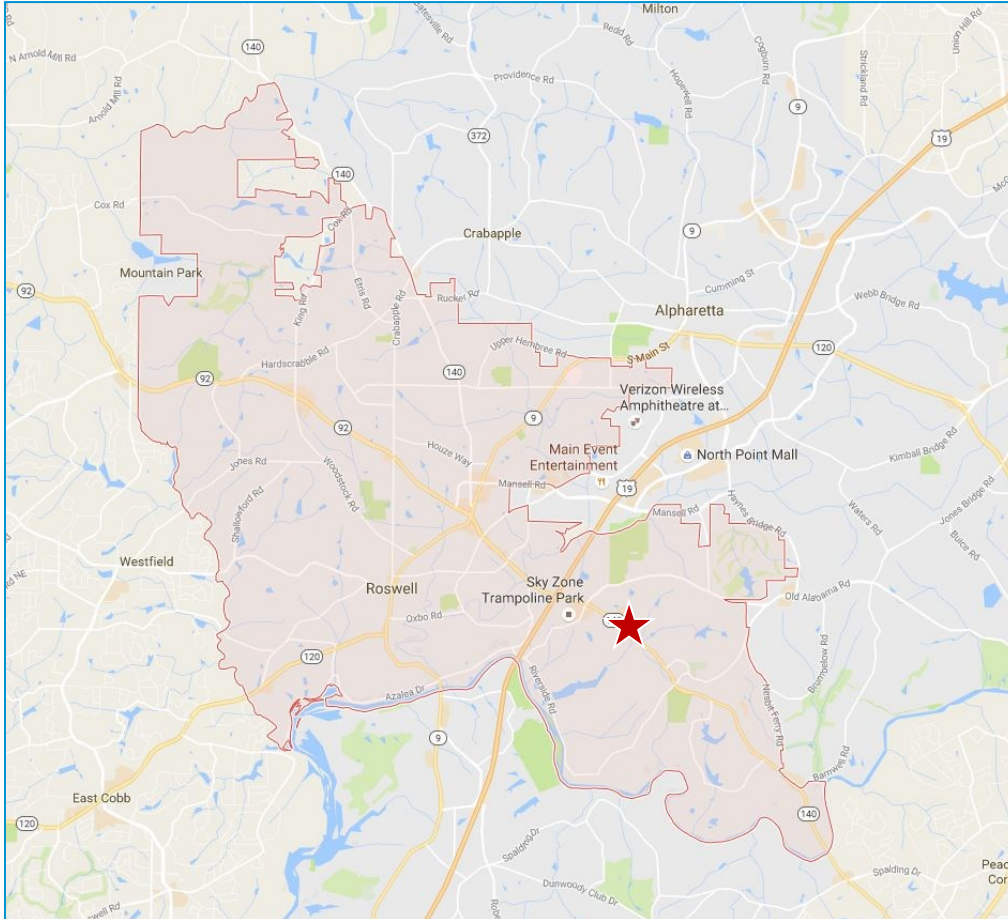
## 1, 3, 5 MILE RADIUS MAP



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## ROAD MAPS





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### AERIAL MAP





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### AERIAL MAP

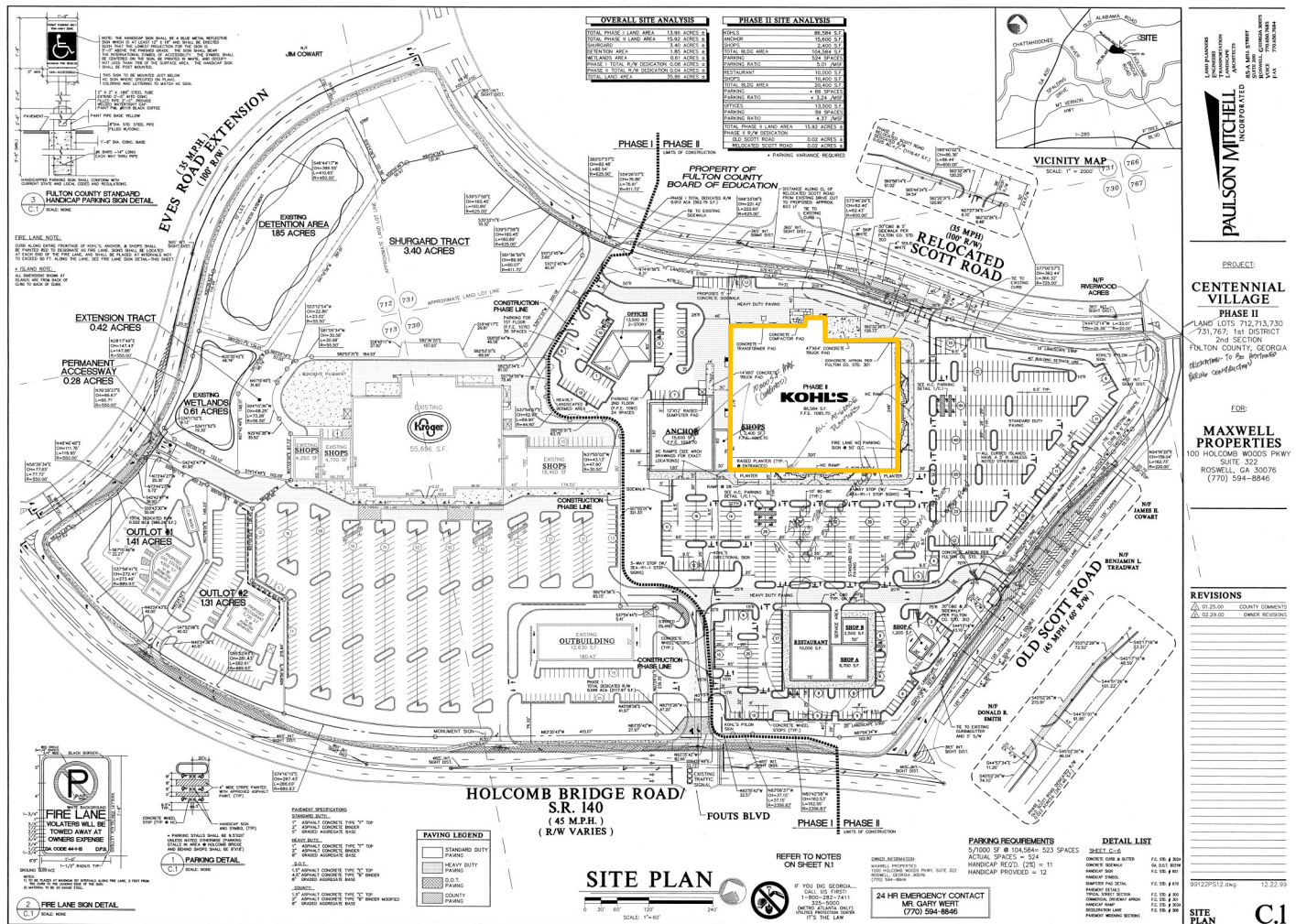
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## SITE PLAN





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## SITE PLAN



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## PHOTOGRAPHS

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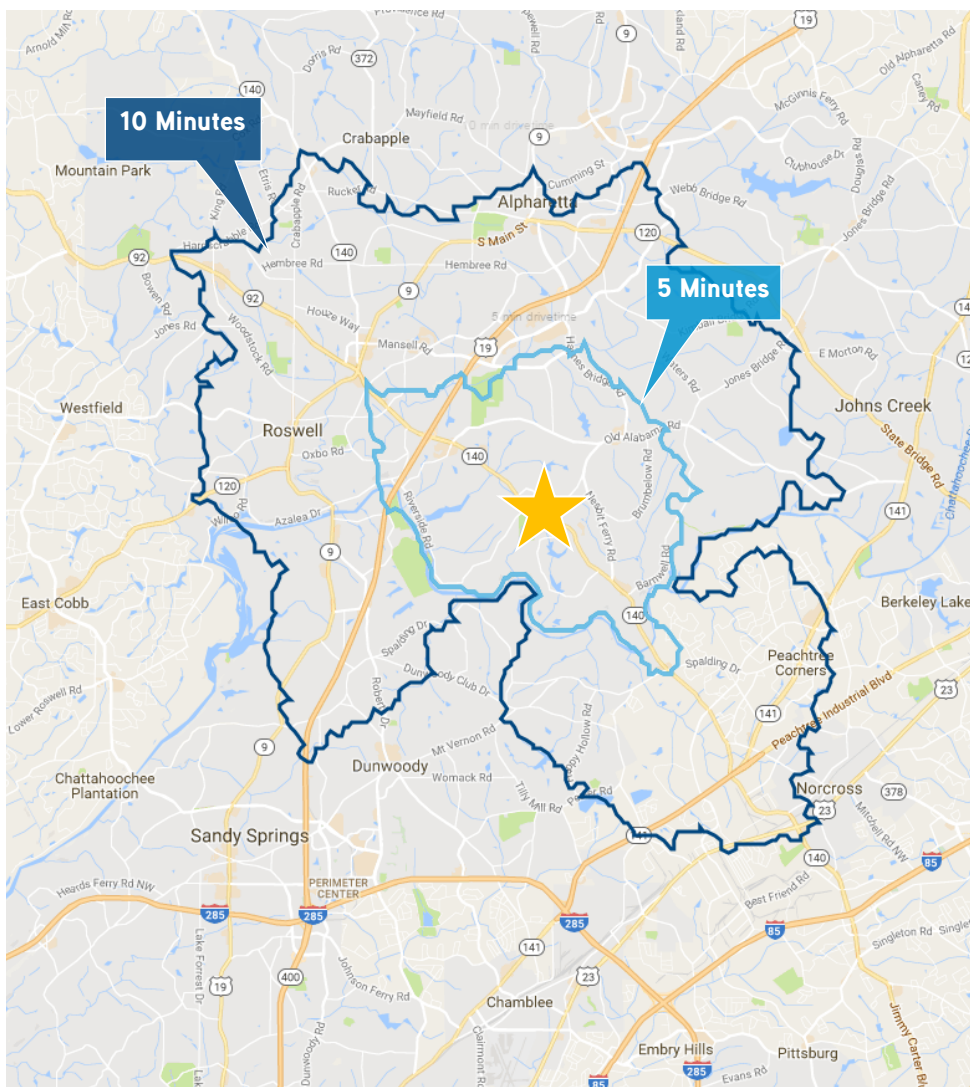
## TRADE AREA INFORMATION

Major Area Employers: Kimberly-Clark Corporation, North Fulton Regional Hospital

Area Attractions: Vickery Creek Trail

## DRIVE TIME MAP

### 5, 10 Minute Drive Times:



## CONTACT US

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