

EAST VILLAGE

2570-2630 Holcomb Bridge Rd. | Alpharetta, GA 30022

FOR LEASE



PROPERTY OVERVIEW

- » **RETAIL SPACE AVAILABLE:** 7,549 SF
- » Mixed-use retail and restaurant center at 2570-2632 Holcomb Bridge Rd & Champions Green Pkwy, known as East Village, strategically positioned in the heart of East Roswell/Alpharetta retail corridor.
- » Center serves the surrounding affluent residential and daytime population with limited immediate competition, benefiting from high traffic exposure along Holcomb Bridge Road and proximity to GA-400.
- » Part of a broader redevelopment including The Towns at East Village, integrating 62 townhomes and The Averly with 335 apartments.
- » Tenants include: Dollar Tree, Palm Beach Tan, Panda Express, Sally Beauty, Taco Mac, Wellstar Health Systems, plus additional retail and restaurant spaces available for lease.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,902	64,129	201,193
Households	4,590	25,139	82,277
Avg. HH Income	\$157,703	\$201,351	\$186,018



LICENSED REAL ESTATE BROKER
BROKER OF RECORD: BRYAN BELK, BOR LICENSE NO. 32335
FSLG@FRANKLINST.COM

SAM KRUEGER
MANAGING DIRECTOR

📞 404.649.6268
✉ Sam.Krueger@FranklinSt.com

KAITLYN SCHOERNER
DIRECTOR

📞 404.832.8891
✉ Kaitlyn.Schoerner@FranklinSt.com

EAST VILLAGE

2570-2630 Holcomb Bridge Rd. | Alpharetta, GA 30022

FLOOR PLAN



UNIT	TENANT	SF
2610-100	Available	7,549
2612-100	Taste Buds Kitchen	2,777
2612-110	Greenleaf Compounding & Wellness	1,349
2612-120	Hazel Minx Salon	1,809
2612-130	The Party Devour	1,315
2622-100	Five Guys	2,794
2622-110	Palm Beach Tan	2,340
2622-120	Platinum Bottle Shop	2,596
2622-140	Panda Express	2,145



LICENSED REAL ESTATE BROKER
BROKER OF RECORD: BRYAN BELK, BOR LICENSE NO. 32335
FSLG@FRANKLINST.COM

SAM KRUEGER
MANAGING DIRECTOR

📞 404.649.6268
✉ Sam.Krueger@FranklinSt.com

KAITLYN SCHOERNER
DIRECTOR

📞 404.832.8891
✉ Kaitlyn.Schoerner@FranklinSt.com

2570-2630 Holcomb Bridge Rd. | Alpharetta, GA 30022

KAITLYN SCHOERNER
DIRECTOR

 404.832.8891

 Kaitlyn.Schoerner@FranklinSt.com



☎ 404.649.6268
✉ Sam.Krueger@FranklinSt.com

KAITLYN SCHOERNER
DIRECTOR