

2,800 ± SF

Retail Space For Sale

7820 Holcomb Bridge Road
Norcross, GA 30092



FOR SALE

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For Sale

7820 Holcomb Bridge Road, Norcross, GA 30092



Property Description

Freestanding 2,800 SF retail building situated on 0.56 acres, uniquely positioned within a high-traffic Publix-anchored shopping center along Holcomb Bridge Road. The property offers direct visibility with 0.12 acres off frontage facing the corridor, providing strong exposure and accessibility. Recent capital improvements include a new roof, enhancing long-term durability and reducing near-term maintenance costs. Previously approved for restaurant use, the building is equipped with an existing HVAC system, walk-in cooler, and grease trap, making it an ideal opportunity for food and beverage operators or other retail users seeking a second-generation space. In addition, the property features an on-site billboard generating approximately \$15,000 in annual income, providing an attractive supplemental revenue stream. This rare outparcel-style location combines the benefits of a standalone building with the built-in customer traffic of a grocery-anchored center.

Property Highlights

- Zoned C3 – Commercial Lots
- Totaling 2,800 Square Feet
- Situated on .56 Acres
- HVAC System
- Walk-in Cooler
- Grease Trap
- Direct Visibility
- Strong Exposure
- Easily Accessible
- ±46,000 Vehicles per Day

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Location Description

Prime retail opportunity on Holcomb Bridge Road, a major thoroughfare connecting Dunwoody, Norcross, Peachtree Corners, and Alpharetta. Situated within a Publix-anchored shopping center, the property benefits from strong daily traffic, excellent visibility, and convenient access to Peachtree Industrial Blvd and I-85, surrounded by dense residential and established retail.

Offering Summary

Sale Price:	\$2,600,000
Lot Size:	0.56 Acres
Building Size:	2,800 SF

For Sale

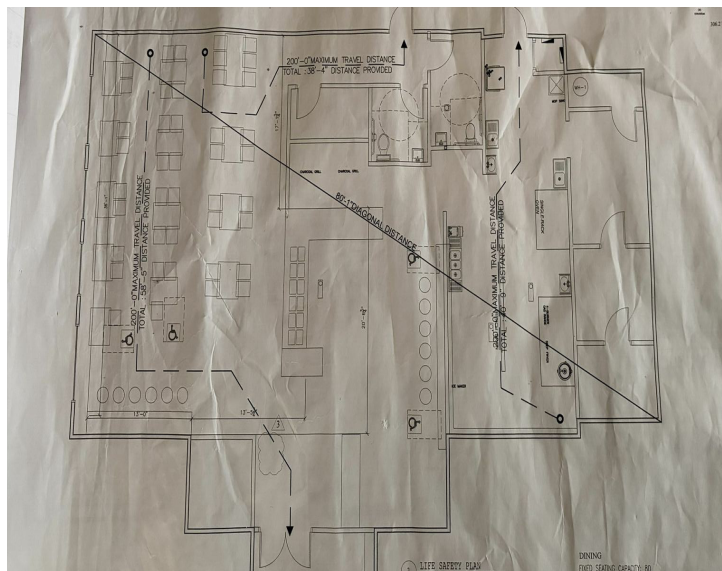
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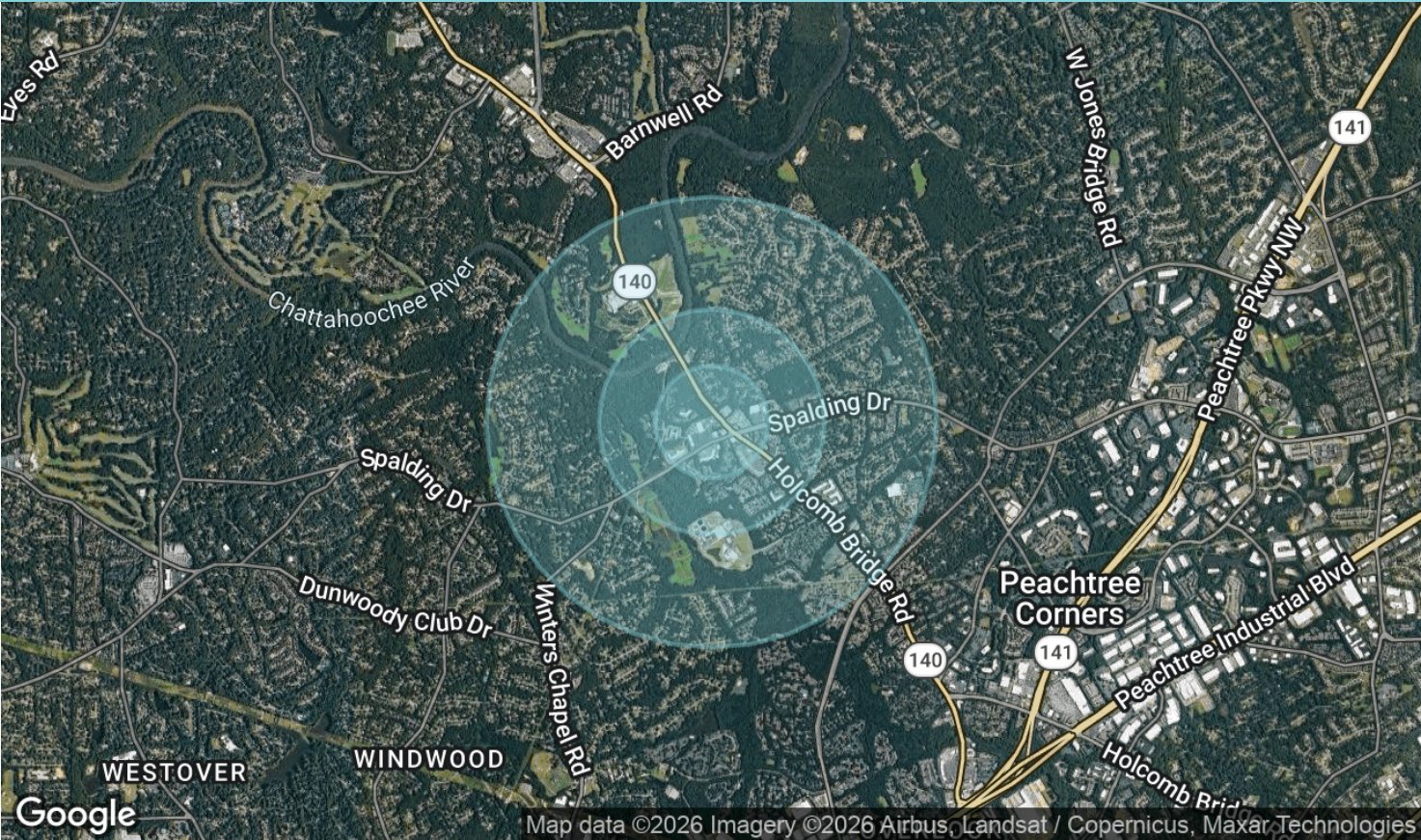


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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	540	2,259	9,344

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	246	1,022	4,000
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$138,761	\$134,179	\$136,759
Average House Value	\$616,323	\$595,003	\$571,872