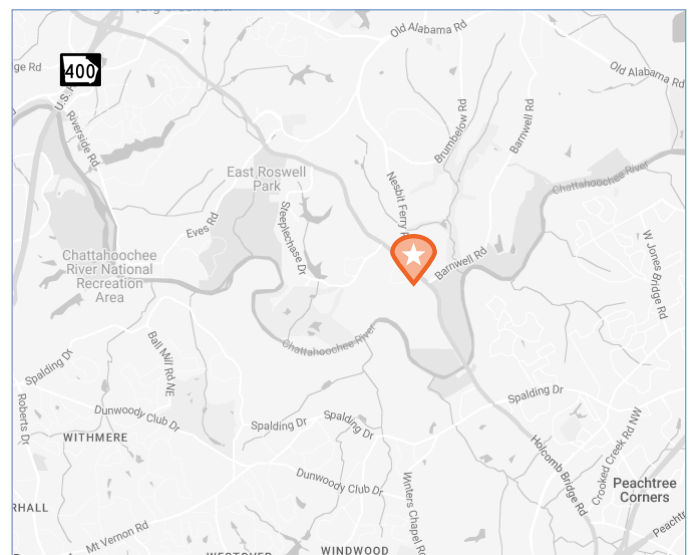




70,269 sf mixed-use center for lease

Property highlights

- Located near the entrance of Ellard Village Community, a 168-acre, multi-million dollar neighborhood, and two miles from Rivermont Golf Club, the winner of the 2014 Georgia Private Club of the Year.
- Nearby retailers: Studio Movie Grill, Kroger, Pike Nurseries, Starbucks, Chick-fil-A, along with many restaurants.
- Property has high, street visibility, monument signage, easy access with 4-way traffic lights and ample parking.
- Roswell is affluent, with strong daytime population and traffic on Holcomb Bridge Road.
- Intersection of Holcomb Bridge Road (SR-140) and Barnwell Road.
- 54,000 VPD on Holcomb Bridge Road.



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Mixed-use center for lease

8400-8470 Holcomb Bridge Rd, Alpharetta, GA



Demographics

Radius	1-mile	3-mile	5-mile
Population	10,349	70,361	210,077
Daytime	7,240	60,156	229,528
Avg. Income	\$136,907	\$169,012	\$148,664

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Suite map key		
Building 8400		
STE	TENANT	SF
400	Ellard Cleaners	2,405
420	Available	1,300
440	Available	1,350
460	Swan Café	1,309
480	PT Solutions	1,650
Building 8420		
STE	TENANT	SF
200	Bruster's Ice Cream	1,240
220	Ground and Pound Coffee	1,647
240	Pediatric Dentist	1,949
260	Available	1,508
280	The Spot Sushi	1,240

Building 8440		
STE	TENANT	SF
500	Hooligan's	5,196
520	Available	1,257
540	Available	1,318
560	NYX Health	1,339
580	Harrison Properties	1,254
Building 8450		
STE	TENANT	SF
100	Available	4,861
Building 8460		
STE	TENANT	SF
100	Bella Nails	1,100
100-140	Home Theatre Works	4,347
200	Paramount Assurance	5,404

Building 8470		
STE	TENANT	SF
100	Available	2,486
120	XO Lash and Brow	1,243
130	Rolfy's Barbershop	1,243
140	Available	8,500
150	Sports Chiropractic Center	1,243
160	Available	1,243
170	Josephine's Antiques & Fine Linens	2,474
200	Multi Energy Group	2,382
220	Available	1,243
230	Available	1,243
250	Kara Fleming, Esq.	1,243
260	Available	1,243
270	Elle Dance Studio	2,474

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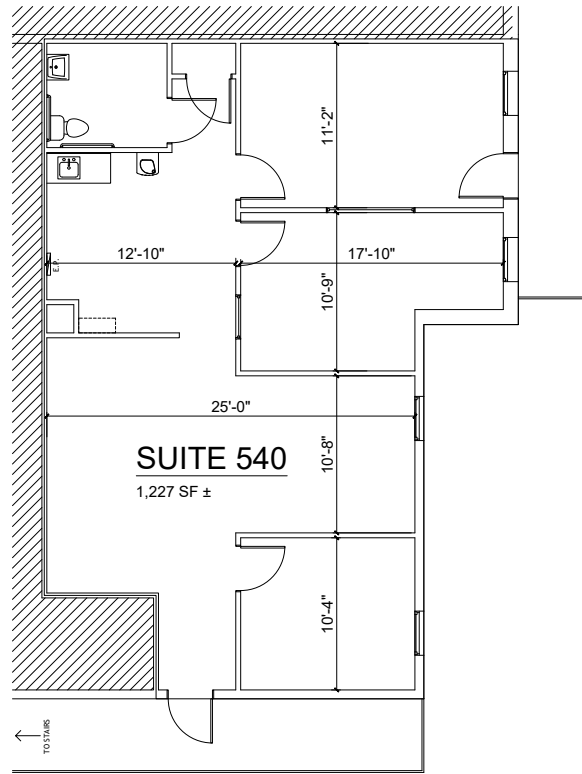
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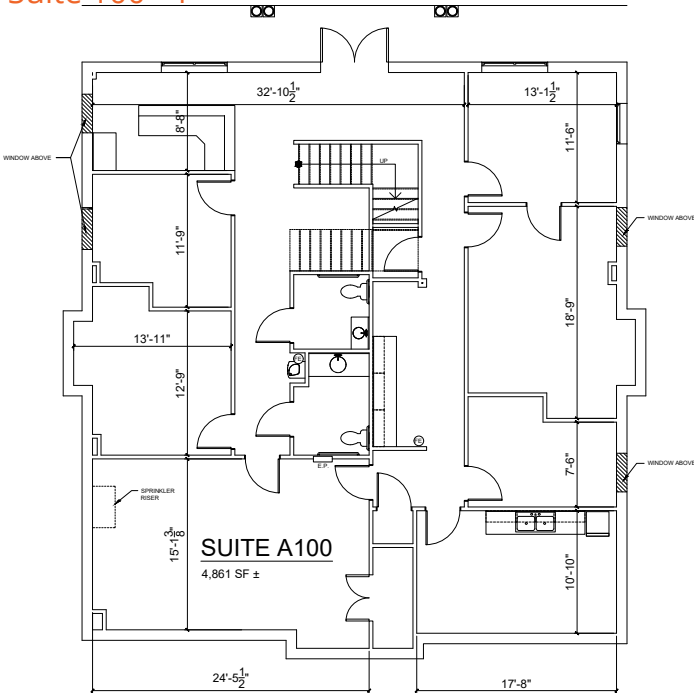
Mixed-use center for lease

8400-8470 Holcomb Bridge Rd, Alpharetta, GA

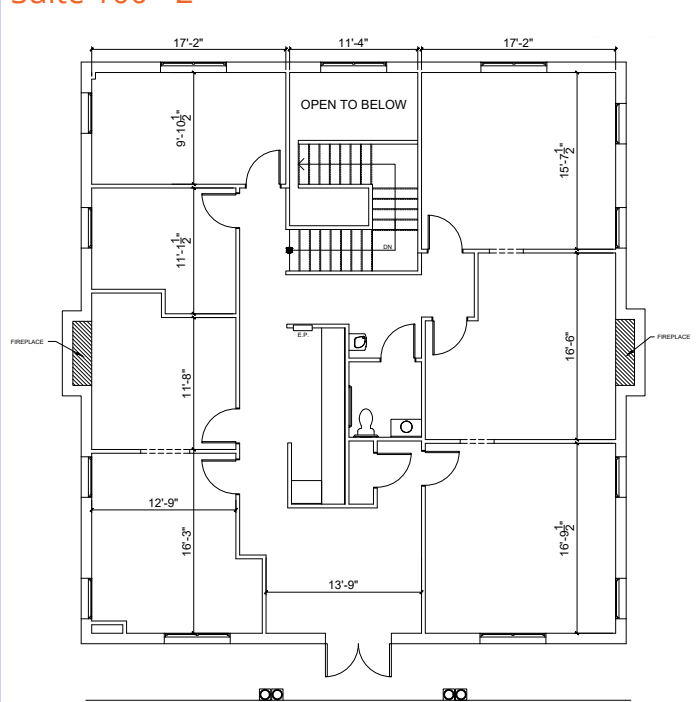
Building 8440 Suite 540



Building 8450 Suite 100 - 1st



Building 8450 Suite 100 - 2nd



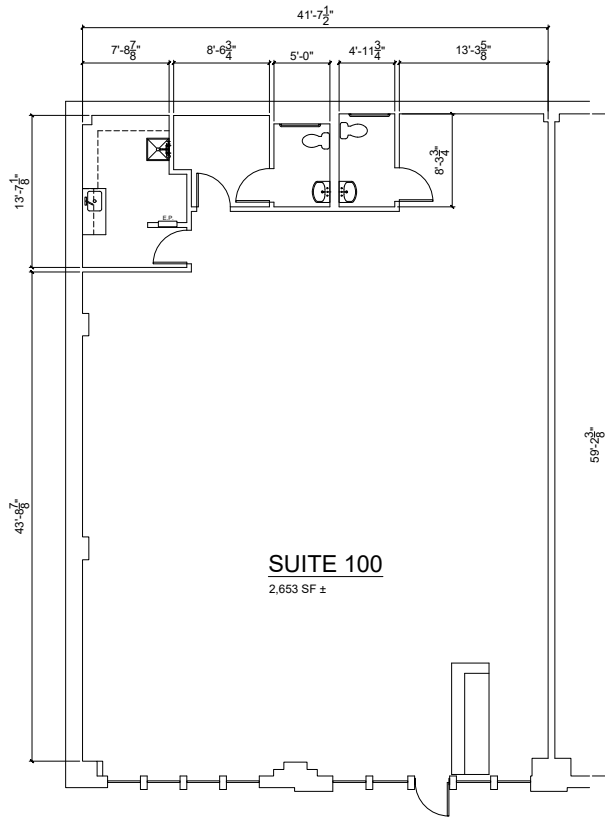
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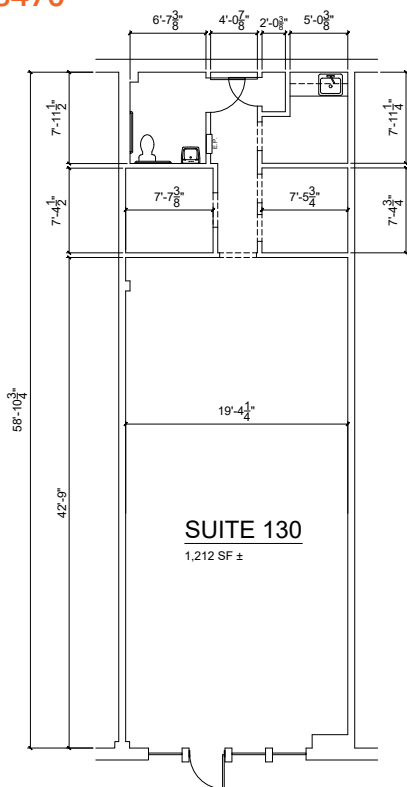
Mixed-use center for lease

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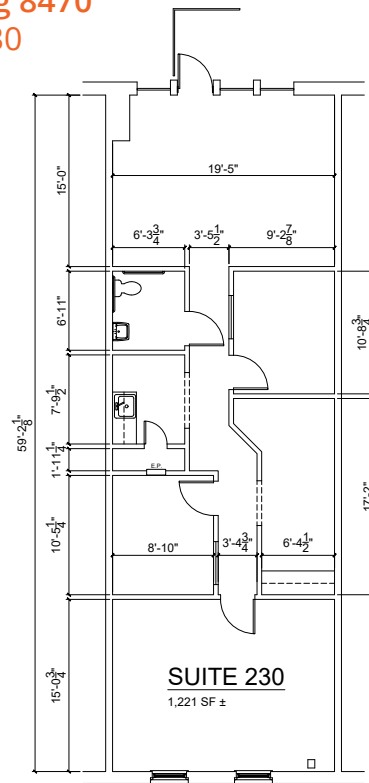
Building 8470 Suite 100



Building 8470 Suite 130



Building 8470 Suite 230



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