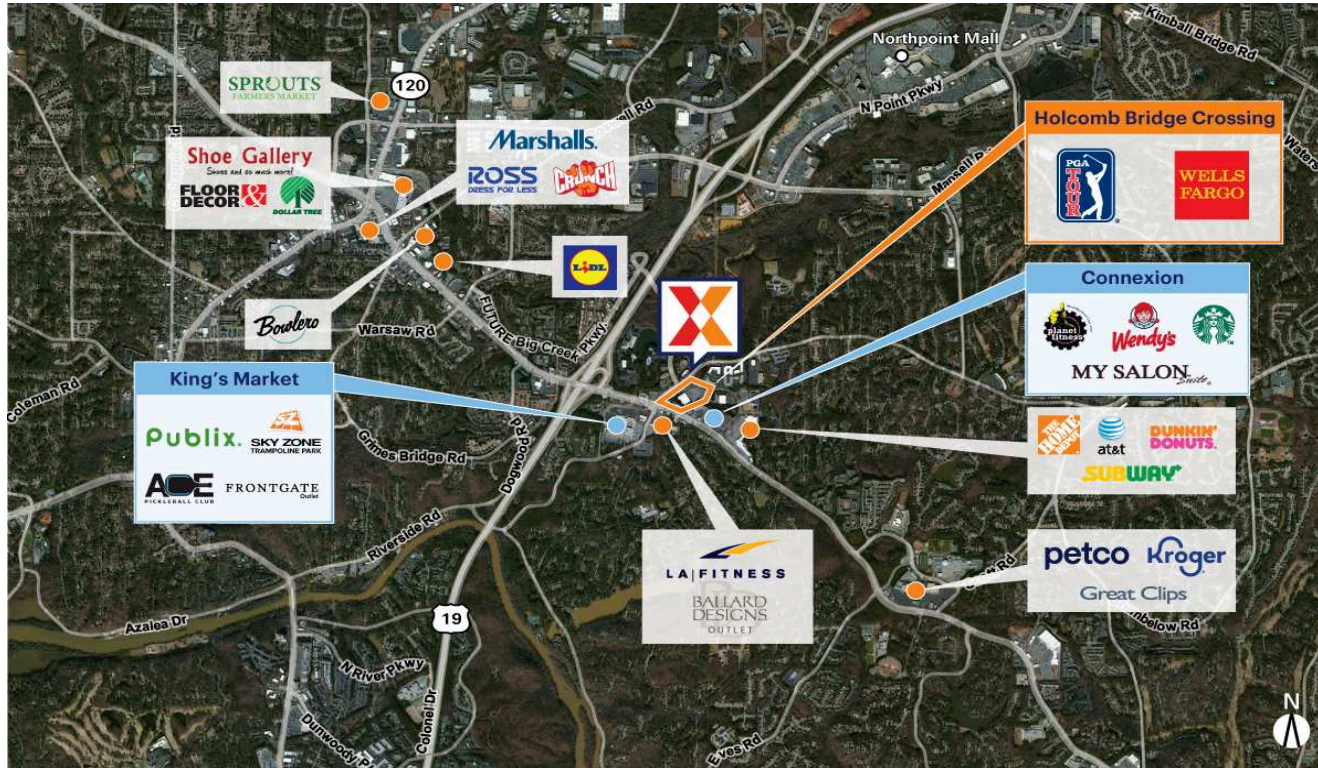


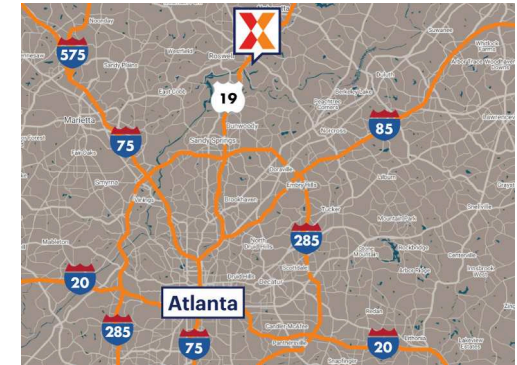
Holcomb Bridge Crossing

Atlanta-Sandy Springs-Roswell, GA

34.0214, -84.316
1575 Old Alabama Road | Roswell, GA 30076



Center Size: 93,420 SF



Demographics	1 Mile	3 Mile	5 Mile
	13,631	76,277	198,178
	5,559	32,085	79,251
	\$106,571	\$139,938	\$164,541

Anchored by PGA TOUR Superstore which draws 221K+ visits annually (Placer.ai 2024)

Surrounded by dense affluent population of 90K+ residents with an average household income of \$139K+, plus 58% with college education within a 3-mile radius

High daytime population of 226K+ within 5 miles

Visibility from 60K+ vehicles daily on Holcomb Bridge Rd, a ¼ mile from GA 400/US Hwy 19 interchange (Kalibrate 2022)

Shares an intersection with Brixmor-owned Kings Market and Connexion shopping centers

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4035

Available Space

5A	900 SF
12	6,840 SF

Pad Opportunities

OPO 1	0 SF/0
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Current Retailers

N.A.P.	Wells Fargo	0 SF
N.A.P. 1	Occupied	0 SF
1	Salon Suites	4,200 SF
2	Impact Training	2,250 SF
3	Salon Suites	3,500 SF
4	Chamberlain's Chocolate Factory	4,500 SF
5B	Tsuru Pet Service LLC	900 SF
8/9	Fresh Bike Service	3,000 SF
10/11	Omni Fight Club	2,400 SF
12A	Catapult Learning	7,615 SF
12B	DashMart	6,245 SF
13	PGA TOUR Superstore	51,070 SF
14	Brixmor Property Group	12,000 SF