

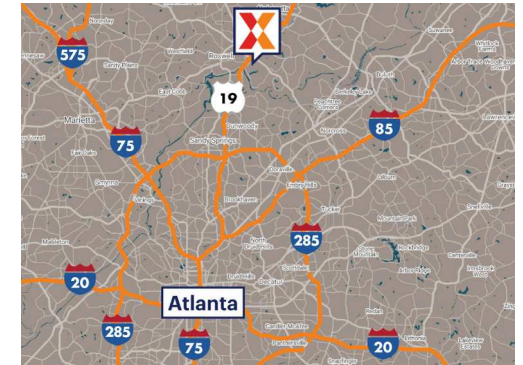
# Connexion

Atlanta-Sandy Springs-Alpharetta, GA

34.0193, -84.3129  
1570 Holcomb Bridge Road | Roswell, GA 30076



Center Size: 106,711 SF



Demographics	1 Mile	3 Mile	5 Mile
	11,969	77,564	198,211
	5,015	32,623	79,401
	\$95,029	\$121,359	\$143,001

Excellent location adjacent to Brixmor-owned Holcomb Bridge Crossing and King's Market and within a half mile of Kimberly-Clark's offices

Visibility on Holcomb Bridge Road from over 66,000 vehicles daily

Surrounded by an affluent & highly educated trade area population of almost 77,000+ within 3-miles and bolstered by a daytime population of 86,000+

Strong service-based tenant mix, including personal care, health care, restaurants and financial services, anchored by Planet Fitness, From the Earth Brewing and Starbucks

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## Available Space

315	11,750 SF
510	5,554 SF
600	1,668 SF

## Current Retailers

N.A.P.1	Roswell Investment Partners	0 SF
N.A.P.2	Tidal Wave Car Wash	0 SF
N.A.P.3	Wendy's	0 SF
N.A.P.4	Goodyear	0 SF
N.A.P.5	PGA TOUR Superstore	0 SF
N.A.P.6	The Home Depot	0 SF
110	East Roswell Veterinary Hospital	3,850 SF
120	My Salon Suite	4,914 SF
200	Bodybar Pilates	3,457 SF
205	Team Rehabilitation	3,550 SF
325	Dogtopia	5,465 SF
345	OneMain Financial	2,100 SF
355	Southern Classic Foods	1,325 SF
365	Cylantros	1,502 SF
405	From The Earth Brewery	4,793 SF
410	Bask Steakhouse	2,395 SF
550	McDowell Chiropractic	1,346 SF
605	Whit's Frozen Custard	1,700 SF
610	J's Wine and Spirits	6,300 SF
705	Hertz	1,161 SF
710	Atlanta Cycling	4,500 SF
740	Dove Studio	1,615 SF
810	Chef Wu	4,600 SF
820	Circle Noodles	1,082 SF
840	Planet Fitness	19,672 SF
850	Hammond Nails	2,317 SF
855	Taqueria Tsunami	4,300 SF
900	Starbucks	1,830 SF
905	Your CBD Haven	1,200 SF
908	Sub Zero Nitrogen Ice Cream	930 SF
910	Kale Me Crazy	1,542 SF

1770