

# CONNEXION

1570 Holcomb Bridge Road Roswell,  
GA, 30076

## AVAILABLE FOR LEASE

1,600 - 2,500 SF Available Located  
in Roswell, Georgia



For Leasing Information Call

**404-381-2220**

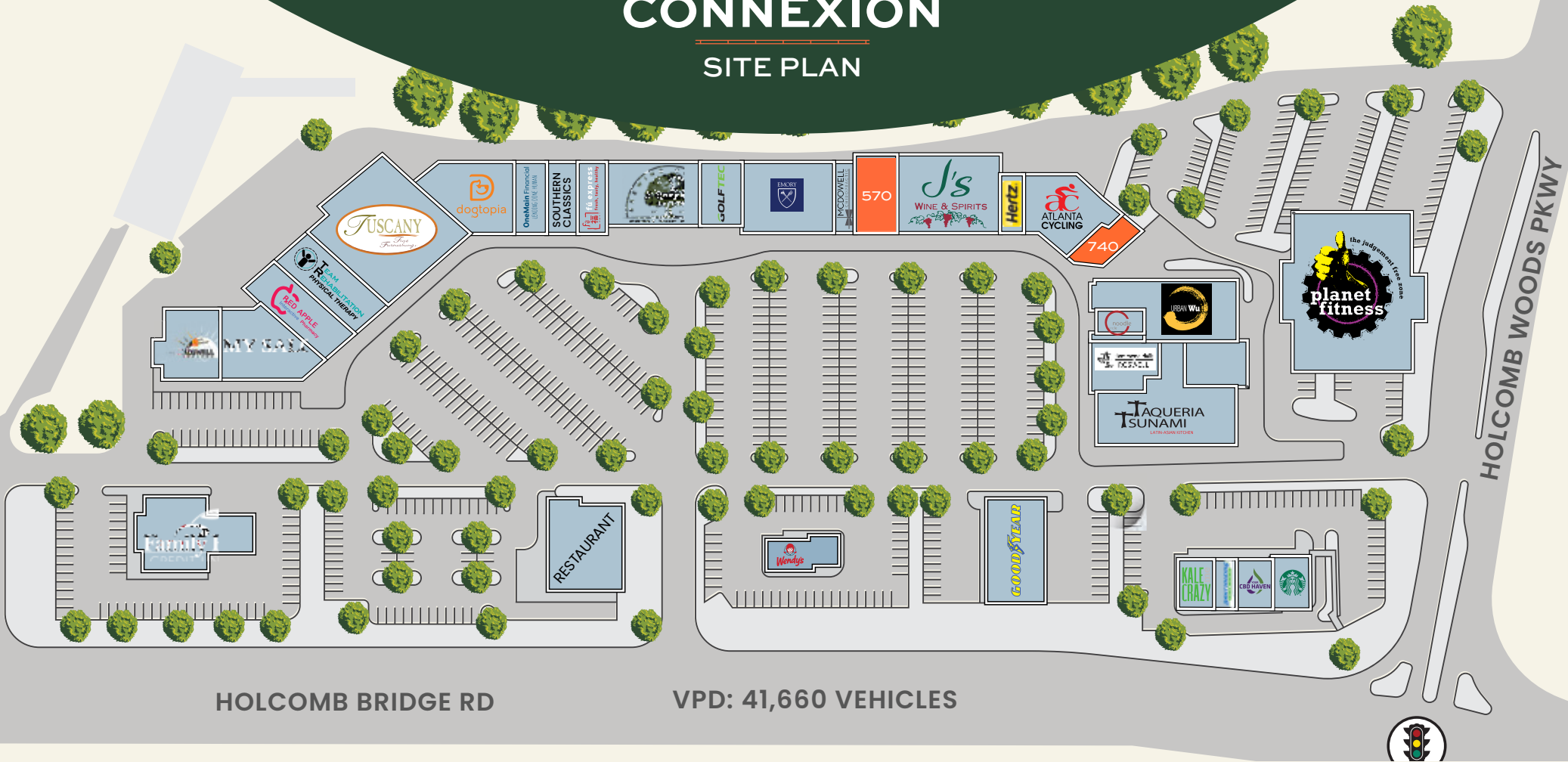
[info@bridger-properties.com](mailto:info@bridger-properties.com)



- 106,755 square foot retail center located in the high-income suburb of Roswell
- Highly trafficked retail corridor with ample parking
- Strong area demographics with a median household income of \$127.5k within a five-mile radius
- Highly visibility from Holcomb Bridge Rd with 42,000 vehicles passing each day
- Strong daytime population with over 204,000 people in a 5-mile radius
- Restaurant Spaces Available

# CONNEXION

## SITE PLAN



HOLCOMB BRIDGE RD

VPD: 41,660 VEHICLES

| UNIT    | TENANT                           | SF        |
|---------|----------------------------------|-----------|
| 110     | East Roswell Veterinary Hospital | 3,850     |
| 120     | My Salon Suite                   | 4,914     |
| 200     | Red Apple Interactive Pharmacy   | 3,457     |
| 205     | Team Rehabilitation              | 3,551     |
| 315     | Tuscany Fine Furnishings         | 11,735    |
| 325/335 | Dogtopia                         | 1.5-5,500 |
| 345     | One Main Financial               | 1,914     |
| 355     | Southern Classics                | 1,325     |
| 365     | FU Express                       | 1,502     |

| UNIT | TENANT                | SF    |
|------|-----------------------|-------|
| 405  | From the Earth        | 4,793 |
| 410  | GOLFTEC               | 2,414 |
| 510  | Emory                 | 5,554 |
| 550  | McDowell Chiropractic | 1,346 |
| 570  | AVAILABLE             | 2,500 |
| 610  | J's Wine & Spirits    | 6,300 |
| 705  | Hertz                 | 1,161 |
| 710  | Atlanta Cycling       | 4,500 |
| 740  | AVAILABLE             | 1,615 |

| UNIT | TENANT                   | SF     |
|------|--------------------------|--------|
| 810  | Urban Wu                 | 4,600  |
| 820  | Circle Noodle            | 1,082  |
| 840  | Planet Fitness           | 19,672 |
| 850  | Hammond Nails            | 2,317  |
| 855  | Taqueria Tsunami         | 4,300  |
| 900  | Starbucks                | 1,830  |
| 905  | Your CBD Haven           | 1,200  |
| 908  | Martinizing Dry Cleaners | 930    |
| 910  | Kale Me Crazy            | 1,532  |

**CONNEXION**  
Trade Area Overview

Map labels include:

- 92
- 120
- 400
- DOWNTOWN ROSWELL
- ANDRETTI INDOOR KAR TING
- VERIZON WIRELESS AMPITHEATRE
- AVALON
- NORTHPOINT MALL
- MAIN EVENT ENTERTAINMENT
- STATE BRIDGE RD
- TOP GOLF
- NALLEY LEXUS ROSWELL
- SKY ZONE
- KIMBERLY-CLARK OFFICE PARK
- COUNTRY CLUB OF ROSWELL
- CHATTAHOOCHEE RIVER NATIONAL RECREATION AREA
- CHEROKEE TOWN COUNTRY CLUB
- THE HOME DEPOT
- CENTENNIAL HIGH SCHOOL
- HOLCOMB BRIDGE RD



# CONNEXION

## PROPERTY PHOTOS

