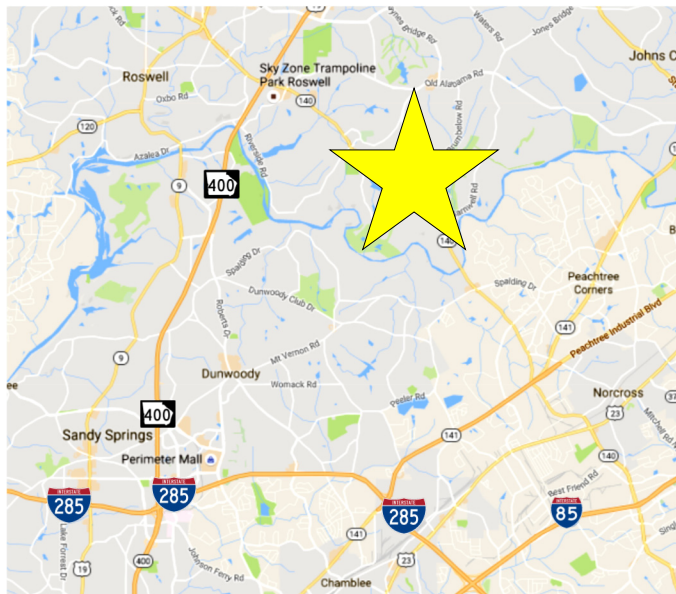


SULLIVAN WICKLEY

HOLCOMB CENTER

2880 Holcomb Bridge Rd
Alpharetta, GA 30022

FULTON COUNTY



TRAFFIC COUNTS

46,770 VPD - Holcomb Bridge Rd (east of center)
40,970 VPD - Holcomb Bridge Rd (west of center)
15,670 VPD - Nesbit Ferry Road

Property Highlights

106,000 SF center at Holcomb Bridge Rd and Nesbit Ferry Rd

Studio Movie Grill (1,200 seats) sees over 7,500 patrons/week and is a huge driver for evening business

Traffic Counts are above 65,000 VPD at the intersection!

Close proximity to Centennial High School (1,950 students) and Holcomb Bridge Middle School (793 students)

Shared entrance with Horseshoe Bend Country Club & Golf Course (1,200+ single-family homes)

Zoo Health Club (18,560 SF) opening next to Studio Movie Grill

Total Population

Daytime Population

Median HH Income

1-mile	3-mile	5-mile
9,752	73,981	220,869
2,794	18,714	140,581
\$76,172	\$101,268	\$76,572

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



SPACE	TENANT	SIZE (SF)
A-100	TJ's Sports Bar	7,350
B-100	AVAILABLE	2,937
B-102	Upholstery	1,050
B-104	Spa Ra Ra	1,100
B-106	AVAILABLE	4,411
B-112	AVAILABLE	1,050
B-114	AVAILABLE	1,050
B-116	My Yogurt	2,317
B-120	Hi Texture Hair Salon	1,953
B-122	China Heaven	1,400
B-124	Sea Ventures	7,784
B-136	AVAILABLE	1,584
B-138	Aikido of Atlanta	2,660
B-140	AVAILABLE	1,657
Anchor	Studio Movie Grill	39,668
C-100	Zoo Health Club	18,560
D-108	Café Istanbul	5,434
E-100	Brothers Package	1,600
E-102	Peachtree Vapor	900
E-104	Sister's Restaurant	1,200
E-106	AVAILABLE	1,500

OWNED AND MANAGED BY:



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