

## CENTENNIAL VILLAGE

2342 HOLCOMB BRIDGE ROAD, ROSWELL, GA 30076



## OVERVIEW

Centennial Village is a highly-visible 213,268± SF shopping center anchored by Kroger.

## LOCATION

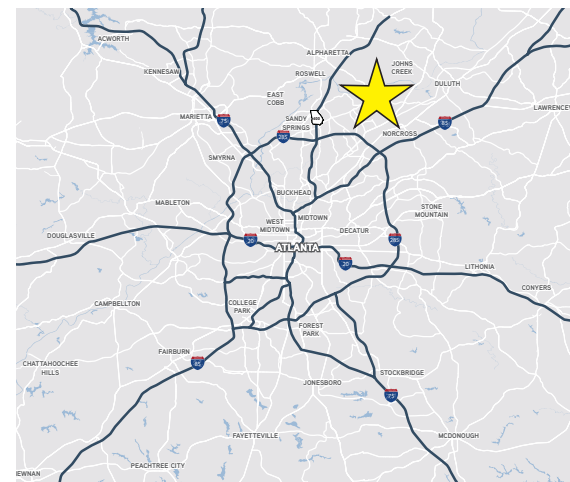
Conveniently located on Holcomb Bridge Road adjacent to Centennial High School (1,900+ students and 140+ faculty), catering to East Roswell communities. Located approximately 2 miles southeast of GA-400, Centennial Village offers tremendous exposure on Holcomb Bridge Road and is easily accessed via several full access curb cuts along Holcomb Bridge Rd, Eves Rd and Scott Rd.

## AVAILABLE SPACES

- > 86,584± SF former Kohl's box available now with 17' 8" ceiling heights
- > Additional 15,700 SF available, boxes can be combined for 104,284 SF
- > 880 - 4,250± SF shop space available
- > 4,250 SF 2<sup>nd</sup> generation restaurant space available

## DEMOGRAPHICS (2018)

	1-Mile	3-Miles	5-Miles
POPULATION	13,994	81,001	211,983
HOUSEHOLDS	5,982	31,155	84,195
AVERAGE HH INCOME	\$127,189	\$143,228	\$132,215
# OF EMPLOYEES	2,709	28,870	167,274
#OF ESTABLISHMENTS	377	2,994	12,679



## TRAFFIC COUNTS

- > 44,400 VPD on Holcomb Bridge Road west of property
- > 46,630 VPD on Holcomb Bridge Road south of property
- > 182,000 VPD on GA 400 at Holcomb Bridge Road
- > 21,700 VPD on Nesbit Ferry Road north of property

