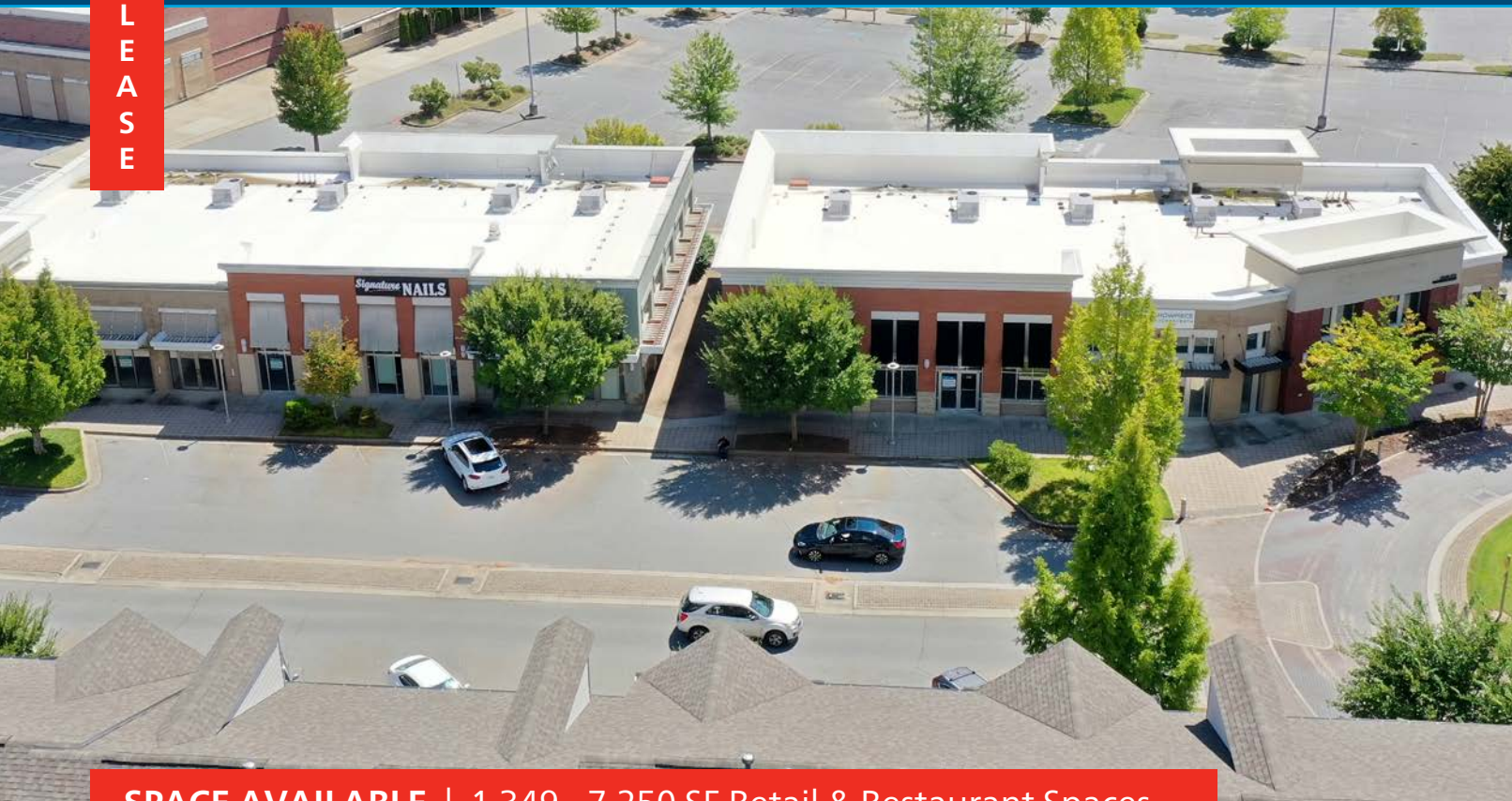


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EAST VILLAGE

2570 - 2630 Holcomb Bridge Rd, Alpharetta, GA 30022



SPACE AVAILABLE | 1,349 - 7,250 SF Retail & Restaurant Spaces

PROPERTY HIGHLIGHTS

- Exciting mixed-use redevelopment project on Holcomb Bridge Road
- Retail and restaurant spaces available
- Prime location in the heart of East Roswell, minutes from GA-400
- Retail buildings to undergo refresh with new paint and more modern look
- Home to The Towns at East Village, containing 62 townhomes starting in the \$450K's and an addition of 350 Class-A apartment homes
- Over 83,867 residences within a 5-mile radius with an annual household income of over \$147,000

KELLY WILSON

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

EAST VILLAGE

2570 - 2630 Holcomb Bridge Rd, Alpharetta, GA 30022



BLDG	STE	TENANT	SF
2570	100-120 (N.A.P.)	WELLSTAR	7,200
2580	OP (N.A.P.)	FUTURE DEVELOPMENT	
2610	100-130	HOUNDSTOWN	7,549
2612	100	AVAILABLE	2,777
2612	110	AVAILABLE	1,349
2612	120	AVAILABLE	1,809
2612	130	AVAILABLE	1,315
2620	OP	FUTURE DEVELOPMENT	
2622	100	FIVE GUYS	2,794
2622	110	PALM BEACH TAN	2,340
2622	120-130	PLATINUM BEER, WINE, & SPIRITS	2,596
2622	140	PANDA EXPRESS	2,145
2624	OP	FUTURE DEVELOPMENT	
2630	OP (N.A.P.)	ZAMA MEXICAN	7,000
2632	OP (N.A.P.)	DOLLAR TREE	10,000
TOTAL			75,000

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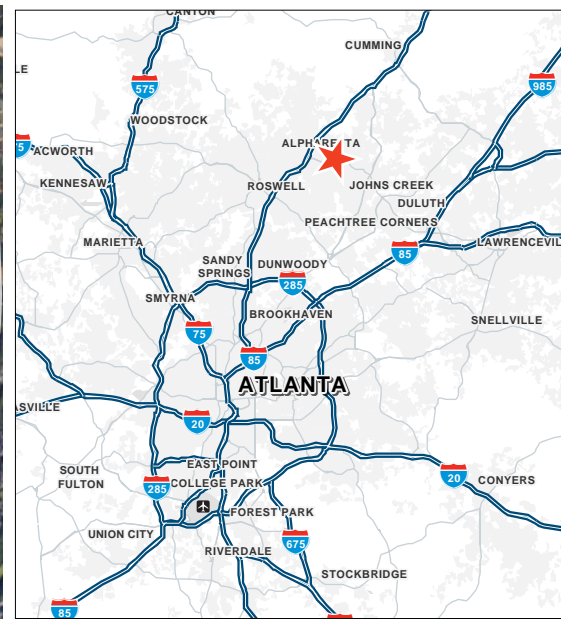
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EAST VILLAGE

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AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
POPULATION	9,554	66,655	212,323
HOUSEHOLDS	4,191	26,177	85,392
AVG HH INCOME	\$120,604	\$195,498	\$172,925

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