

Colliers

# CENTENNIAL VILLAGE

2300 HOLCOMB BRIDGE ROAD  
ROSWELL, GA 30076

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# Centennial Village

2300 HOLCOMB BRIDGE ROAD

Centennial Village is a highly-visible 213,268± SF shopping center anchored by Kroger. It is conveniently located on Holcomb Bridge Road adjacent to Centennial High School (1,900+ students and 140+ faculty), catering to East Roswell communities. Located approx. 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 Road, Eves Road and Scott Road.

## Available Spaces

- 3,657 SF SHOP SPACE
- 1,400 SF SHOP SPACE
- 2,800 SF SHOP SPACE
- 1,400 SF SHOP SPACE
- 1,979 SF SHOP SPACE

### DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Total Population	12,287	72,020	210,123
Total Households	5,136	28,750	85,002
Average HH Income	\$156,122	\$161,483	\$157,252
Employees	2,265	24,053	131,464

### TRAFFIC COUNTS

**44,600 VPD**  
HOLCOMB BRIDGE  
EAST OF PROPERTY

**63,800 VPD**  
HOLCOMB BRIDGE  
WEST OF PROPERTY

**185,000 VPD**  
GA 400 AT  
HOLCOMB BRIDGE



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## SITE PLAN AND TENANCY



SUITE	TENANT	SF
101	Laredo Taqueria	4,250
102	Great Clips	1,600
103	The UPS Store	1,600
104	Roswell Nails & Tan	1,600
201	Kroger	55,696
301	Ace Beauty Supply	4,554
302	AVAILABLE	3,657
304	AVAILABLE	1,979
305	Goodwill Donation Center	1,600
306	Visual Eyes	1,600
307	Asian Kitchen	1,600
309	Alliance Jiu Jitsu	3,600
400	AVAILABLE	1,400
401	3 Girls Hair Salon	1,400
402	AVAILABLE	2,800
404	Elite Liquor	2,830
408	AVAILABLE	1,400
410	Cafe Au Lait	2,830

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## PROPOSED RENOVATION RENDERING



### PROPOSAL:

- REMOVE DECORATIVE ELEMENTS
- PAINT STUCCO, BRICK, AND STOREFRONT
- ADD CANOPY
- UPDATE SIGNAGE
- ADD EXTERIOR SEATING



# Centennial Village

## TRADE AERIAL OVERVIEW

