

For Lease

# Centennial Village

2342 Holcomb Bridge Road, Roswell, GA 30076

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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 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 Road, Eves Road and Scott Road.

## 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 - 2,000± SF shop space available
- > 3,600 SF available encap space

## Demographics (2020)

	1-Mile	3-Miles	5-Miles
POPULATION	12,941	79,747	211,470
HOUSEHOLDS	5,565	30,600	84,046
AVERAGE HH INCOME	\$124,659	\$138,177	\$135,839
# OF EMPLOYEES	4,997	34,924	134,798
# OF ESTABLISHMENTS	377	2,994	12,679

## 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

# Site Plan

## Centennial Village



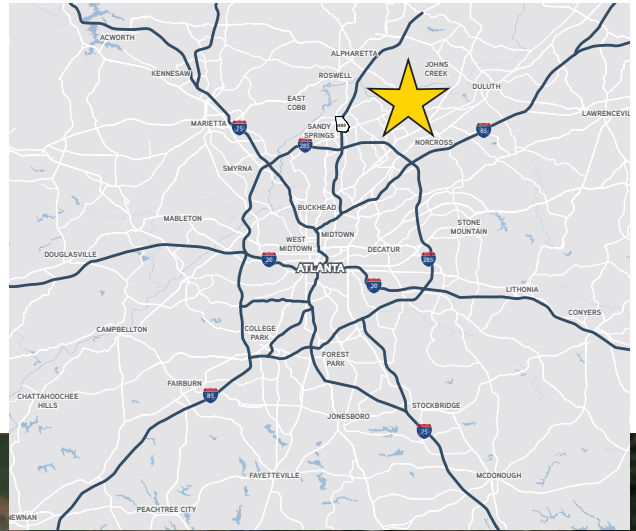
STE	TENANT	SF
101	Monterrey Mexican	4,250
102	Great Clips	1,600
103	The UPS Store	1,600
104	Roswell Nails & Tan	1,600
201	Kroger	55,696
301	Ace Beauty Supply	4,554
302	Massage Envy	3,567
304	Pool Supply Atlanta	1,979

STE	TENANT	SF
305	Goodwill Donation Center	1,600
306	Visual Eyes	1,600
307	Asian Kitchen	1,600
309	AVAILABLE	3,600
400	Ivy Cleaners	1,400
401	Big Bang Vape	1,400
402	T-Mobile	2,800
404	Elite Liquor	2,830
408	Pizza Hut	1,400
410	Cafe Au Lait	2,830

STE	TENANT	SF
1	AVAILABLE	86,584
2	AVAILABLE	15,700
3	AVAILABLE	10,908
4	AVAILABLE	880
5	AVAILABLE	1,120
6	Moe's Southwest Grill	2,200
TOTAL SQUARE FEET		213,268

# Aerial

## Centennial Village



Walton Centennial  
28 Acres  
75 Single Homes  
Starting in \$400s

**Centennial  
High School**  
1996 Students  
& 225 Faculty



51 Single Family  
Homes starting  
at \$400K

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