



For Lease

Centennial Village

2342 Holcomb Bridge Road, Roswell, GA 30076

Whitney Spangler

+1 404 574 1046
whitney.spangler@colliers.com

David Martos

+1 404 574 1003
david.martos@colliers.com



Promenade, Suite 800
1230 Peachtree Street NE
Atlanta, GA 30309
colliers.com/atlanta

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

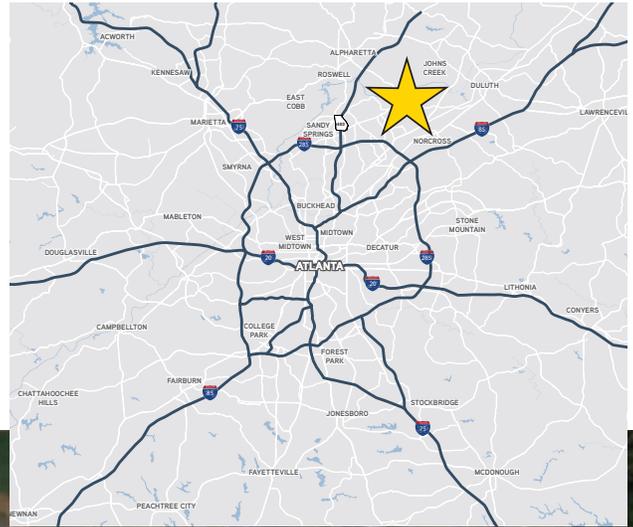
Centennial Village



STE	TENANT	SF	STE	TENANT	SF	STE	TENANT	SF
101	Monterrey Mexican	4,250	305	Goodwill Donation Center	1,600	1	AVAILABLE	86,584
102	Great Clips	1,600	306	Visual Eyes	1,600	2	AVAILABLE	15,700
103	The UPS Store	1,600	307	Asian Kitchen	1,600	3	AVAILABLE	10,908
104	Roswell Nails & Tan	1,600	309	AVAILABLE	3,600	4	AVAILABLE	880
201	Kroger	55,696	400	Ivy Cleaners	1,400	5	AVAILABLE	1,120
301	Ace Beauty Supply	4,554	401	Big Bang Vape	1,400	6	Moe's Southwest Grill	2,200
302	Massage Envy	3,567	402	T-Mobile	2,800	TOTAL SQUARE FEET		213,268
304	Pool Supply Atlanta	1,979	404	Elite Liquor	2,830			
			408	Pizza Hut	1,400			
			410	Cafe Au Lait	2,830			

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



44,400 VPD

East Roswell
Library

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensors(s). © 2021. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Whitney Spangler
+1 404 574 1046
whitney.spangler@colliers.com

David Martos
+1 404 574 1003
david.martos@colliers.com

Promenade, Suite 800
1230 Peachtree Street NE
Atlanta, GA 30309
colliers.com/atlanta

