

ELLARD VILLAGE

8400-8480 Holcomb Bridge Rd. Alpharetta, GA 30022 | 70,269 SF Mixuse Center | Two Miles from the Rivermont Golf Club

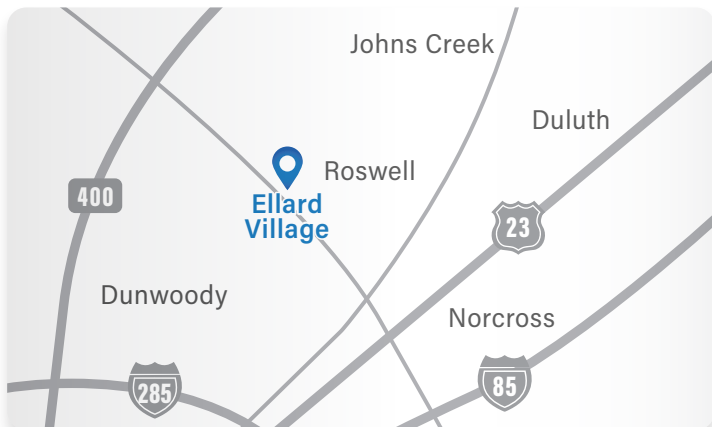


LEASING INFORMATION

Property Type	Retail / Mixed-use Center
Building/GLA	70,269 SF
Intersection	Holcomb Bridge Road (SR-140) and Barnwell Road
Traffic Light	Yes
Traffic Count	54,000 VPD on Holcomb Bridge Rd.

CENTER HIGHLIGHTS

- Located near the entrance of Ellard Village Community, an 168-acre, multi-million dollar neighborhood, and two miles from Rivermont Golf Club, the winner of the 2014 Georgia Private Club of the Year.
- Nearby retailers: Studio Movie Grill, Kroger, Pike Nurseries, Starbucks, Chick-fil-A, along with many restaurants.
- Property has high street visibility, monument signage, easy access with 4-way traffic lights and ample parking.
- Roswell is affluent, with strong daytime population and traffic on Holcomb Bridge Road.



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	10,349	70,361	210,077
Daytime	7,240	60,156	229,528
Avg. Income	\$136,907	\$169,012	\$148,664



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LEASING CONTACT

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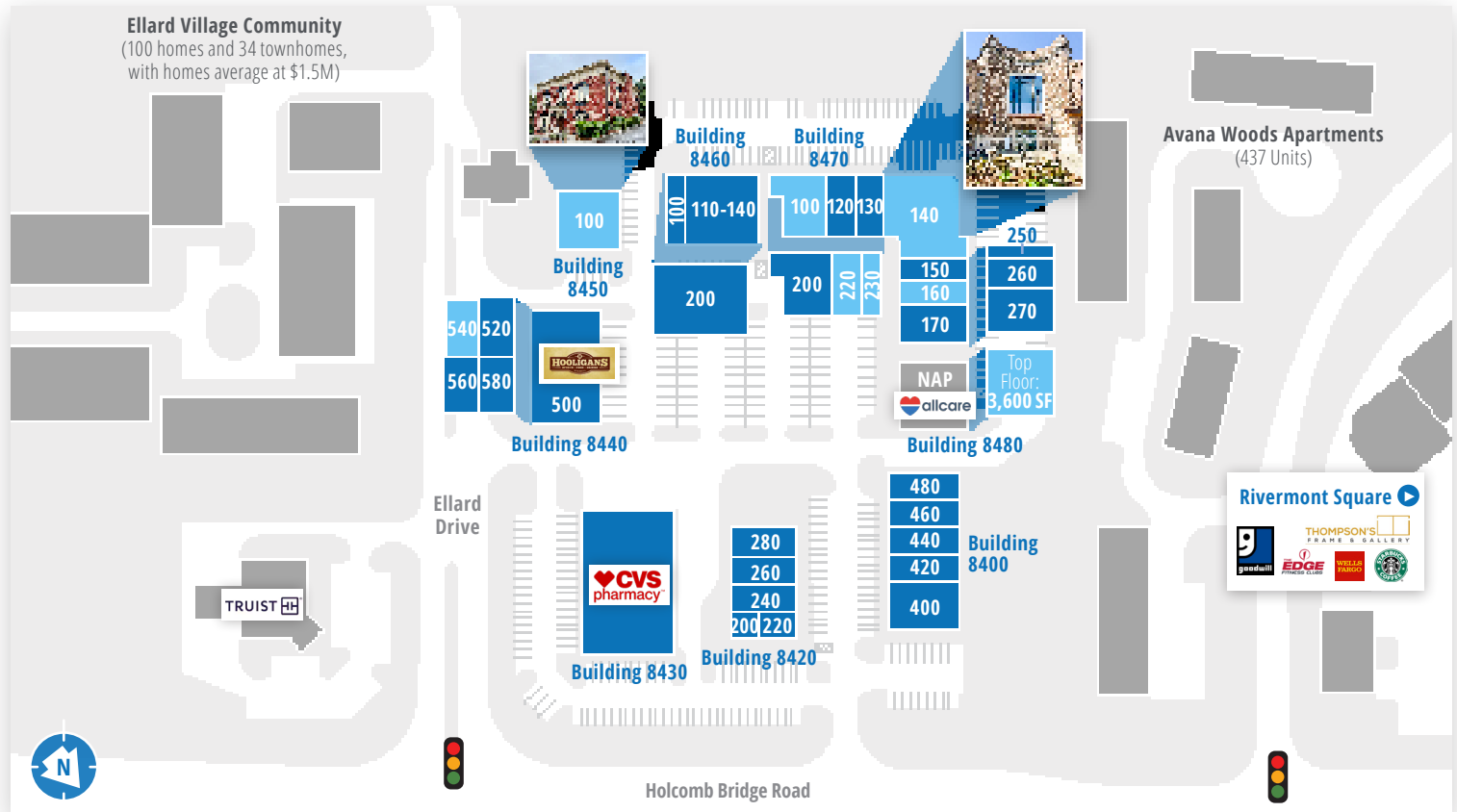
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Building 8400	
STE	TENANT
400	Ellard Cleaners (2,405 SF)
420	Art D'Oro Diamonds (1,300 SF)
440	Clarkson Eyecare (1,350 SF)
460	Sepanta (1,309 SF)
480	PT Solutions (1,650 SF)

Building 8420	
STE	TENANT
200	Bruster's Ice Cream (1,240 SF)
220	Ground and Pound Coffee (1,647 SF)
240	Pediatric Dentist (1,949 SF)
260	Kumon (1,508 SF)
280	The Spot Sushi (1,240 SF)

Building 8430	
STE	TENANT
100	CVS

Building 8440	
STE	TENANT
500	Hooligans (5,196 SF)
520	MRP Capital (1,257 SF)
540	Available (1,318 SF)
560	NYX Health (1,339 SF)
580	Harrison Properties (1,254 SF)

Building 8450	
STE	TENANT
100	Available (5,196 SF)

Building 8460	
STE	TENANT
100	Bella Nails (1,100 SF)
110-130	Home Theatre Works (4,347 SF)
200	Paramount Assurance (5,404 SF)

Building 8470	
STE	TENANT

100	Available (2,486 SF)
120	XO Lash and Brow (1,243 SF)
130	Rolfy's Barbershop (1,243 SF)
140	Available (8,500 SF)
150	Sports Chiropractic Center (1,243 SF)
160	Available (1,243 SF)
170	Josephine's Antiques & Fine Linens (2,474 SF)
200	Multi Energy Group (2,382 SF)
220	LB Marketing Inc. (1,243 SF)
230	Available (1,243 SF)
250	Available (1,243 SF)
260	Connors & Co. Investment (1,243 SF)
270	Elle Dance Studio (2,474 SF)

Building 8480	
STE	TENANT
Top Floor	Available (3,600 SF)





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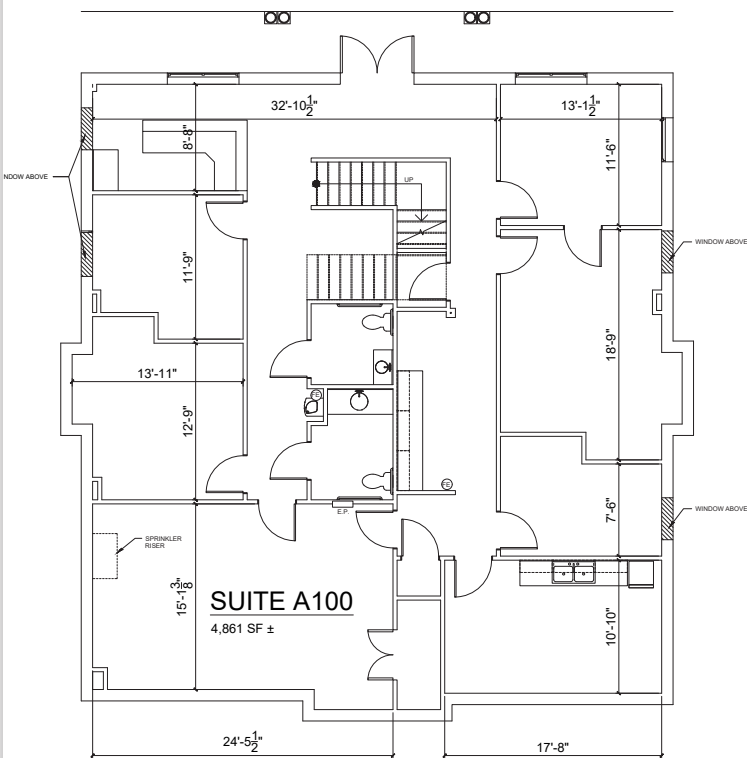
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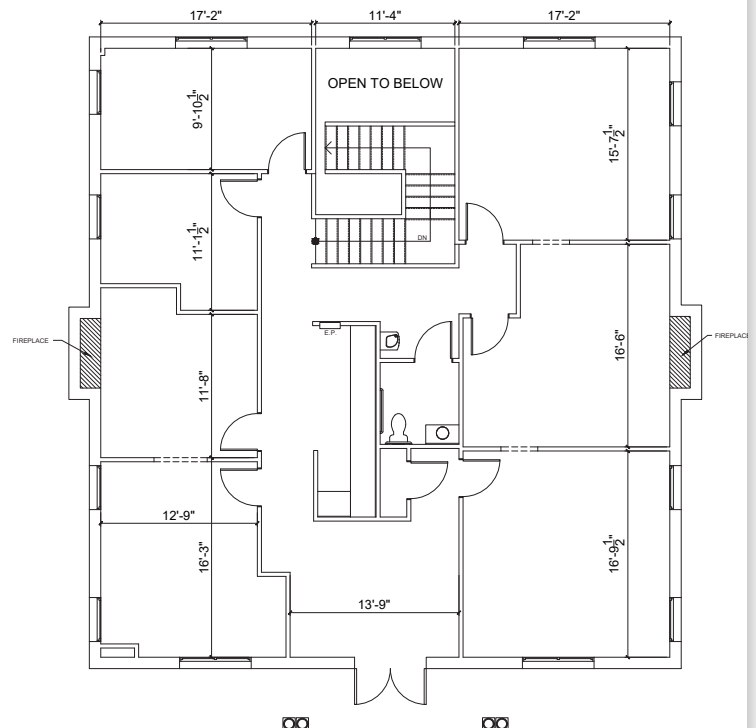
BUILDING 8450, STE 100
4,861 SF



Ideal for professional use, including
for attorneys, accountants, and
real estate agents.



1 AS-BUILT FLOOR PLAN - LEVEL 1
A2.0 SCALE: 1/4" = 1'-0"



2 AS-BUILT FLOOR PLAN - LEVEL 2
A2.0 SCALE: 1/4" = 1'-0"

