

HOLCOMB PLACE SPACE FOR LEASE

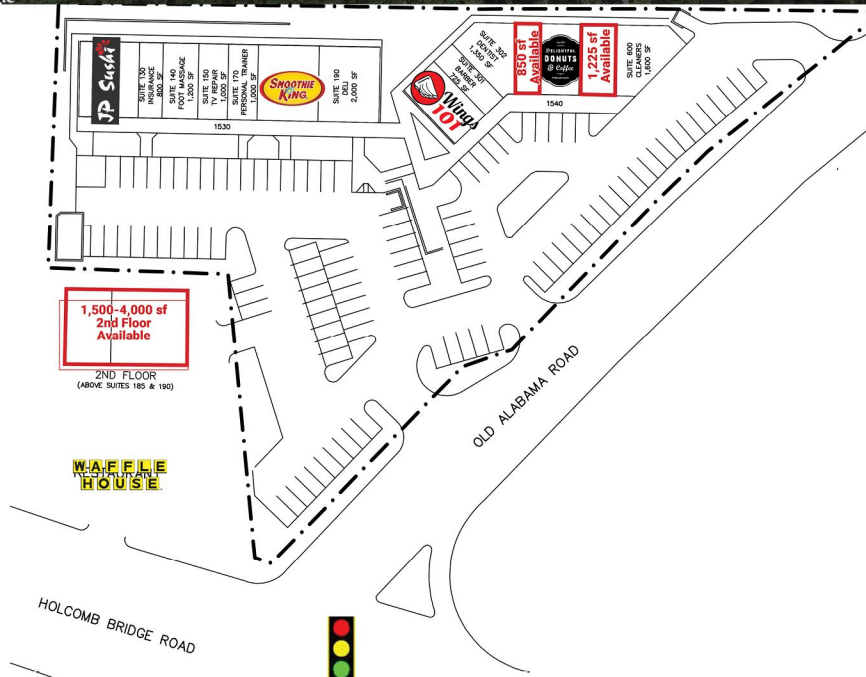
CRIM

1530 Old Alabama Road | Roswell, GA



PROPERTY HIGHLIGHTS

- 850sf-4,000sf Available
- Located at the signalized intersection of Holcomb Bridge Road and Old Alabama Road just east of GA 400
- Property is conveniently located within close proximity to anchor tenants such as Publix, LAFitness, and PGA Superstore
- Extremely high traffic counts (44,600 CPD on Holcomb Bridge Rd and 17,000CPD on Old Alabama Road)
- This property provides dual entrances and exits on Old Alabama Road, along with cross-access to a driveway on Holcomb Bridge Rd.



Exclusive Agent

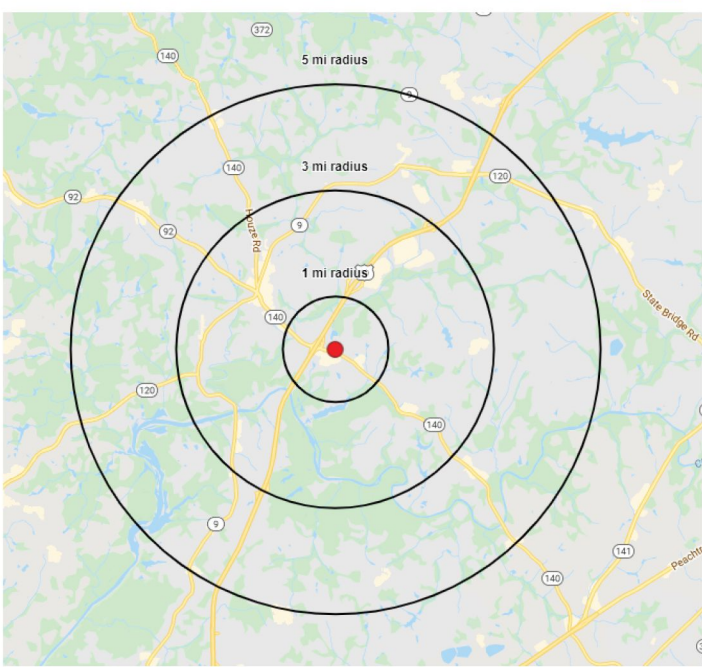
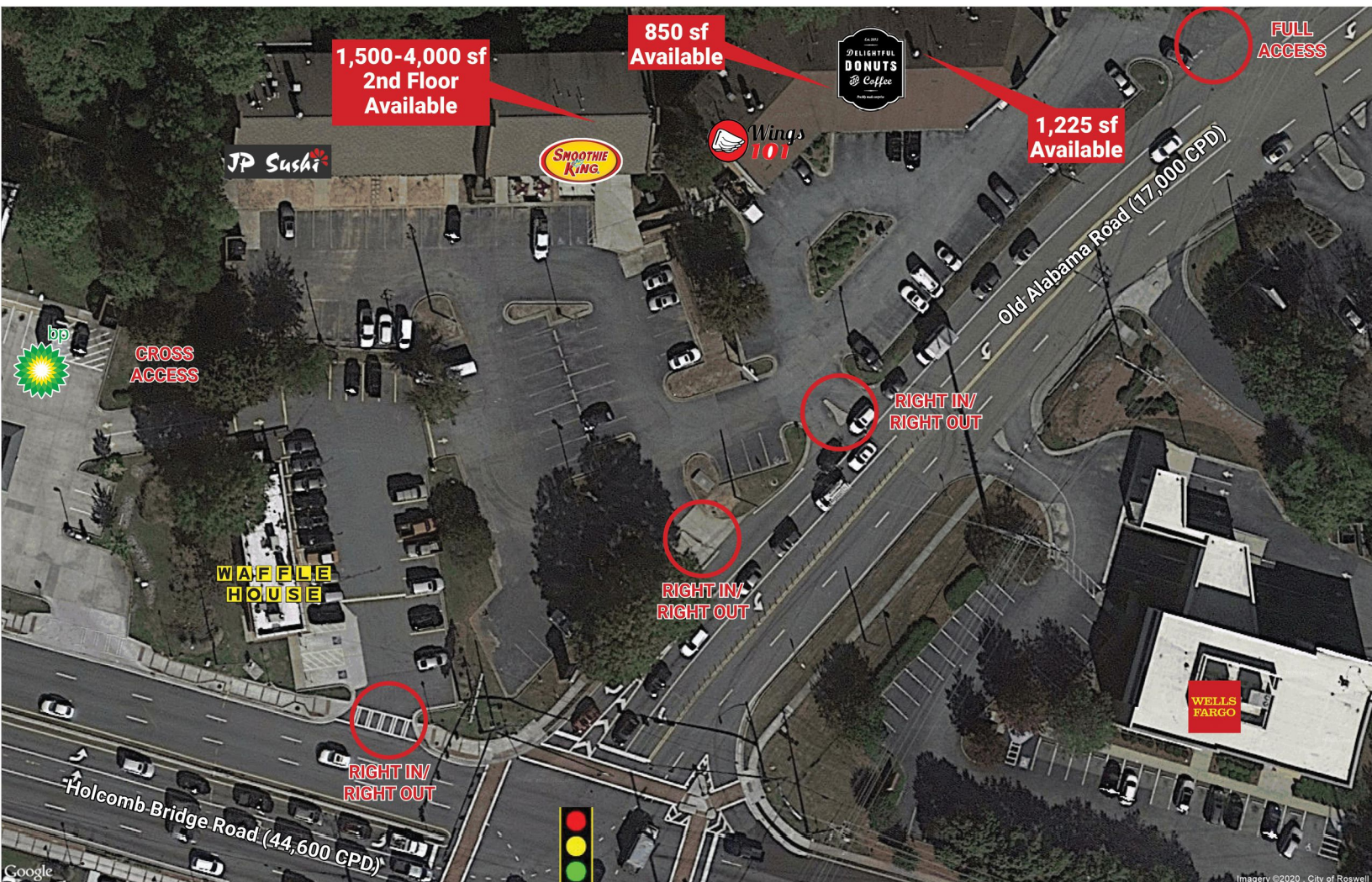
Clay Crim | ccrim@crimandassociates.com | (404) 256-3494

CRIM Development Management Leasing

HOLCOMB PLACE SPACE FOR LEASE

CRIM

1530 Old Alabama Road | Roswell, GA



Demographics	1-Mile	3-Mile	5-Mile
Total Population	15,806	84,083	206,181
Median Age	32.9	37.6	38.8
Number of Businesses	507	6,141	11,862
Daytime Population	4,554	60,124	122,425



Household/Income	1-Mile	3-Mile	5-Mile
Total Households	5,775	35,327	85,595
Average HH Income	\$83,224	\$114,351	\$141,239
Median HH Income	\$62,981	\$87,445	\$105,294

Traffic Counts
Holcomb Bridge Road - 44,600 Cars Per day (2019 GA DOT)
Old Alabama Road - 17,000 Cars Per day (2019 GA DOT)

Exclusive Agent
 Clay Crim | ccrim@crimandassociates.com | (404) 256-3494

CRIM Development Management Leasing