



# Centennial Village

2300 Holcomb Bridge Road

Roswell, GA

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## Property Details

Centennial Village is a highly-visible 95,876 ± 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:

- 1,979 SF shop space
- 1,400 SF shop space
- 3,657 SF shop space

### Demographics

#### 1 MILE



**12,287**  
TOTAL POPULATION



**5,136**  
TOTAL HOUSEHOLDS



**\$156,122**  
AVG. HH INCOME



**2,265**  
EMPLOYEES

#### 3 MILES

**72,020**  
TOTAL POPULATION

**28,750**  
TOTAL HOUSEHOLDS

**\$161,483**  
AVG. HH INCOME

**24,053**  
EMPLOYEES

#### 5 MILES

**210,123**  
TOTAL POPULATION

**85,002**  
TOTAL HOUSEHOLDS

**\$157,252**  
AVG. HH INCOME

**131,464**  
EMPLOYEES

### 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



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
<b>302</b>	<b>AVAILABLE</b>	<b>3,657</b>
<b>304</b>	<b>AVAILABLE</b>	<b>1,979</b>
305	Goodwill Donation Center	1,600
306	Visual Eyes	1,600
307	Asian Kitchen	1,600
309	Alliance Jiu Jitsu	3,600
400	Ivy Cleaners	1,400
<b>401</b>	<b>AVAILABLE</b>	<b>1,400</b>
402	T-Mobile	2,800
404	Elite Liquor	2,830
408	Pizza Hut	1,400
410	Cafe Au Lait	2,830

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## Trade Area

