

# Kings Market

Fulton County Atlanta-Sandy Springs-Roswell, GA 275,294 Sq Ft

1425 Old Alabama Road | Roswell, GA 30076

34.0187, -84.3203



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 13,388    | 73,805    | 196,707   |
| Daytime Pop. | 10,905    | 86,612    | 222,374   |
| Households   | 5,439     | 31,381    | 79,005    |
| Income       | \$121,417 | \$154,415 | \$184,367 |

Source: Synergos Technologies, Inc. 2024

- Publix-anchored center with lineup of experiential and recreation anchors, restaurants and services, including Frontgate Outlet, ACE Pickleball and Sky Zone
- Surrounded by an affluent & well-educated trade area with an avg household income of \$154.4K+ and 59% college-educated persons within a 3-mile radius
- High daytime population of 87K+ within 3 miles
- Visible to 63K+ vehicles daily on Holcomb Bridge Rd, a ¼ mile from GA 400/US Hwy 19 interchange (Kalibrate 2025)
- Shares a signalized intersection with Kimberly Clark’s 92-acre campus, as well as Brixmor-owned Holcomb Bridge Crossing and Connexion shopping centers





Available Spaces

|     |             |      |       |             |
|-----|-------------|------|-------|-------------|
| 320 | 3,982 Sq Ft | 360° | 1329  | 4,111 Sq Ft |
| 900 | 2,684 Sq Ft | 360° | OPO 1 | 0 Sq Ft     |

Current Tenants Space size listed in square feet

|         |                                 |        |
|---------|---------------------------------|--------|
| 100A    | Sky Zone Indoor Trampoline Park | 36,420 |
| 100C    | TK Volleyball                   | 60,000 |
| 200     | Ace Pickleball Club             | 36,079 |
| 300     | Stanton Books                   | 2,950  |
| 305     | White Swan Bridal               | 2,277  |
| 400     | Frontgate Outlet                | 32,432 |
| 500     | Open Mind Center                | 6,282  |
| 520     | Uptown Cheapskate               | 5,358  |
| 525     | Ballroom Impact                 | 3,500  |
| 527     | Athletic Republic               | 3,500  |
| 529     | 2nd Street USA                  | 4,501  |
| 530C    | The UPS Store                   | 1,599  |
| 540-545 | Elegant Nails                   | 2,590  |
| 550     | Heel Sew Quick                  | 600    |
| 555     | Pride Cleaners II               | 1,500  |
| 560     | V.I.B. Fitness                  | 2,100  |
| 565     | Sport Clips                     | 1,340  |
| 600     | Publix                          | 45,600 |
| 1310    | Jimmy John's                    | 1,200  |
| 1330    | Image Studios 360               | 5,577  |
| 1370    | Corner Sushi & Hibachi          | 5,000  |
| 1375A   | Pilates Addiction               | 1,500  |
| 1375B   | The Back Nine Golf              | 2,350  |
| 1380    | Cabinet IQ                      | 1,923  |
| 1390    | Rasa Sayang                     | 2,300  |
| NAP01   | AGN Auto Gallery                | 0      |
| NAP02   | McDonald's                      | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1769

