

ConneXion

1570 Holcomb Bridge Rd | Roswell, GA 30076

Fulton County Atlanta-Sandy Springs-Roswell, GA 105,791 Sq Ft

34.0192, -84.3128



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 11,584 | 75,519 | 195,697 |
| Daytime Pop. | 9,661 | 88,371 | 224,180 |
| Households | 4,843 | 31,761 | 78,417 |
| Income | \$131,535 | \$156,716 | \$183,255 |

Source: Synergos Technologies, Inc. 2024

Strong service-based tenant mix, including personal care, health care, restaurants and financial services, anchored by Planet Fitness, Southern Comforts Consignments, From the Earth Brewing & Starbucks

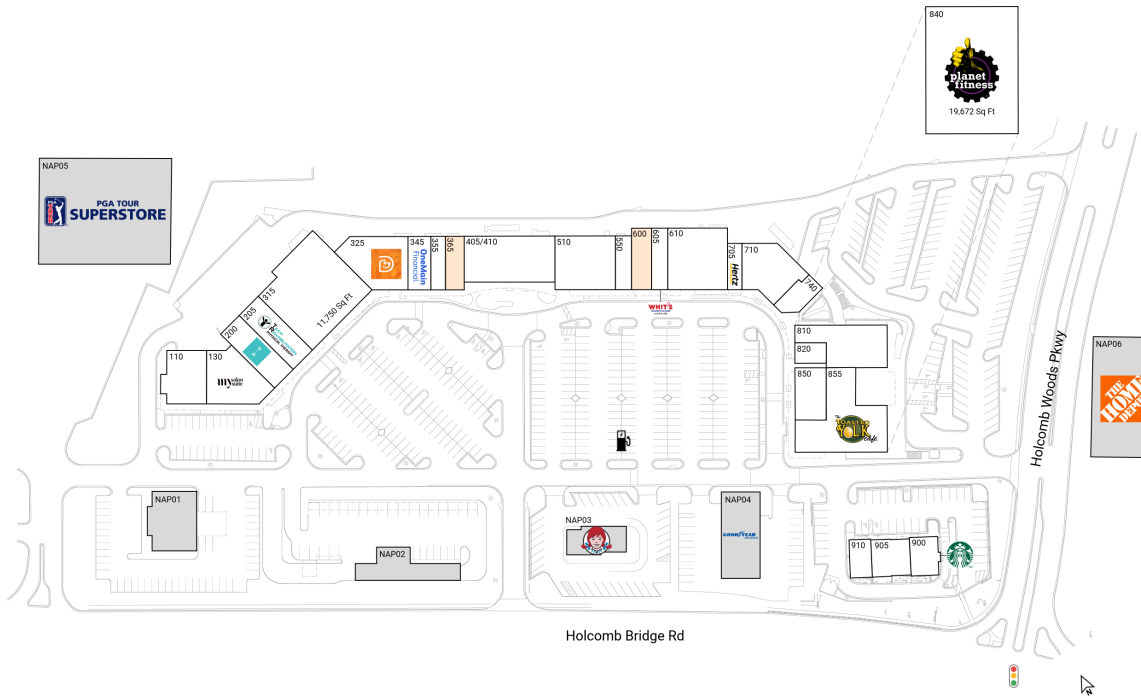
Surrounded by an affluent & well-educated population with an average household income of \$146.7K+ and plus 59% with college education within a 3-mile radius

High daytime population of 88.4K+ within 3 miles

High visibility from 63K+ vehicles daily on Holcomb Bridge Rd, a ¼ mile from GA 400/US Hwy 19 interchange (Kalibrate 2025)

Excellent location adjacent to Brixmor-owned Holcomb Bridge Crossing and ¼ mile from Kings Market shopping center





Available Spaces

365 1,502 Sq Ft 600 1,668 Sq Ft 360°

Current Tenants Space size listed in square feet

| | | |
|---------|--------------------------------|--------|
| 110 | East Roswell Vet Hospital | 3,850 |
| 130 | My Salon Suite | 4,914 |
| 200 | Body Bar Pilates | 3,457 |
| 205 | Team Rehab | 3,550 |
| 315 | Southern Comforts Consignments | 11,750 |
| 325 | Dogtopia | 5,465 |
| 345 | OneMain Financial | 2,100 |
| 355 | Southern Classic Foods | 1,325 |
| 405/410 | From the Earth Brewing Company | 7,188 |
| 510 | Summit Primary & Urgent Care | 5,554 |
| 550 | McDowell Chiropractic | 1,346 |
| 605 | Whit's Frozen Custard | 1,700 |
| 610 | J's Beverage Depot | 6,300 |
| 705 | Hertz | 1,161 |
| 710 | Game Over | 4,500 |
| 740 | Dove Studio | 1,615 |
| 810 | Chef Wu | 4,600 |
| 820 | Circle Noodles | 1,082 |
| 840 | Planet Fitness | 19,672 |
| 850 | Hammond Nails of Roswell | 2,317 |
| 855 | The Toasted Yolk | 3,673 |
| 900 | Starbucks | 1,830 |
| 905 | FLOSS Dental | 2,130 |
| 910 | Kale Me Crazy | 1,542 |
| NAP01 | Roswell Investment Partners | 0 |
| NAP02 | Tidal Wave Car Wash | 0 |
| NAP03 | Wendy's | 0 |
| NAP04 | Goodyear Auto Service Centers | 0 |
| NAP05 | PGA Tour Superstore | 0 |
| NAP06 | The Home Depot | 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. 1770

