



EAST VILLAGE

2610 - 2622 HOLCOMB BRIDGE RD, ALPHARETTA, GA 30022



24,674± SF
Offering GLA



100%
Occupancy



4.21± AC
Land



Market to Establish
Price



\$530,840
NOI

FIVE GUYS®

TasteBuds
K · I · T · C · H · E · N



INVESTMENT HIGHLIGHTS

RARE NEIGHBORHOOD CENTER OPPORTUNITY | NATIONAL CREDIT + VALUE CREATORS

- Front strip features strong national credit – Five Guys, Panda Express, and Palm Beach Tan
- E-commerce resistant, service-oriented retail blend
- 2 Included OP pad sites provide excellent value creation opportunity
- Strong leasing momentum – Five (5) new 10-yr leases since 2023
- 6 of 9 tenants have annual rent escalations, creating intrinsic NOI growth

RAPIDLY GROWING NORTH ATLANTA LOCATION

- Synergistic adjacent consumer draws – Dollar Tree and Wellstar
- Situated in Alpharetta – one of Atlanta's fastest growing communities
- Convenient proximity to GA-400 – a major north-south commuter highway
- Walking distance to Centennial High School – over 3,170 students
- Surrounded by residential on all sides – 1,300 Apartments and 1,575 homes

PART OF MAJOR MIXED-USE REDEVELOPMENT | AVERLY EAST VILLAGE & CARDINAL EAST VILLAGE

- Walkable on-site consumer base via 335 luxury apartments & 74 townhomes
- Community green area & amenity pavilion
- Adjacent to Towns at East Village (62 Townhomes) & Brickmont at Roswell Assisted Living (132 Beds)

MARK-TO-MARKET UPSIDE

- With area “outparcel” market rents averaging between upper \$30's to low \$40's, East Village offers significant upside in raising the building fronting Holcomb Bridge significantly.

HIGH PROFILE, HEAVILY TRAFFICKED COMMUNITY POSITION

- Situated fronting Holcomb Bridge Rd (GA-140) – one of North Atlanta's busiest traffic corridors with 44,500 VPD
- Minutes from 3 different affluent communities – Alpharetta, Roswell and Johns Creek
- Across from Horseshoe Bend Country Club – 1,200 homes with a median price of \$625,000

TREMENDOUS ALPHARETTA TRADE AREA DEMOGRAPHICS

- Strong consumer density – 202,404 people within 5 miles
- Highly affluent community - \$150,713 Avg. HH Income within 3 miles
- “Ranked #2 Place to Live in GA” - Niche.com

EAST VILLAGE | ATLANTA MSA



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