# Retail Space For Lease

## 4015 Holcomb Bridge Rd, Peachtree Corners, GA 30092



# 1,035 - 2,443 SF


*FOR MORE INFORMATION CONTACT:*

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# PROPERTY HIGHLIGHTS

- Situated in the heart of **Peachtree Corners**, offering high visibility along the bustling Holcomb Bridge Road.
- Located in an affluent area with a strong daytime and residential population, ensuring high foot traffic and customer engagement.
- 9 mins away from the **Forum Peachtree Corners**, and **Peachtree Corners Town Center**.
- Close proximity to major retailers, restaurants, and service providers, creating a vibrant and convenient destination for customers.
- Excellent access to major highways and thoroughfares, including Peachtree Parkway (**GA-141**), **I-285**, and **I-85**.
- Flexible retail space ideal for a variety of businesses.




**Spalding Woods Village** is an **84,000 SF** neighborhood shopping center in Peachtree Corners, strategically located at Holcomb Bridge Rd and Spalding Dr, anchored by Dollar Tree with strong national tenants, high traffic counts, and affluent surrounding neighborhoods.

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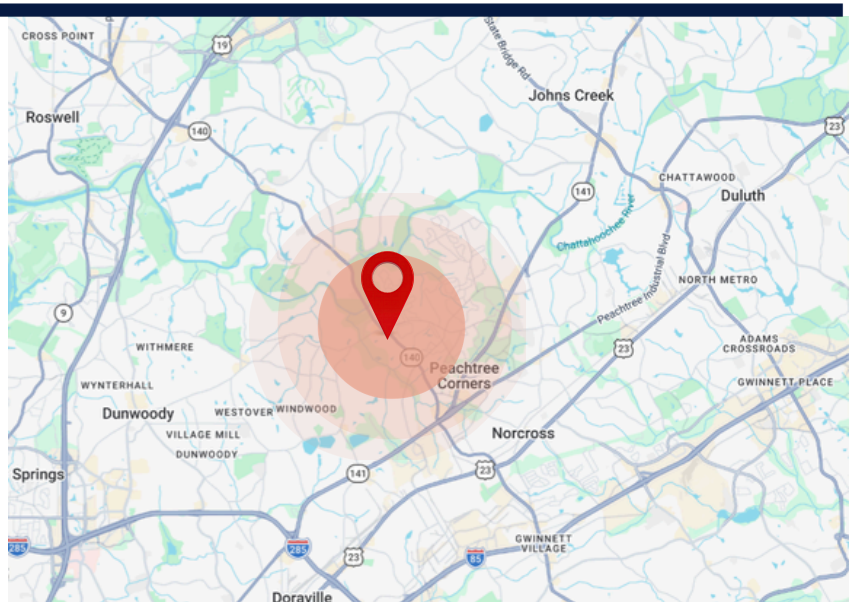
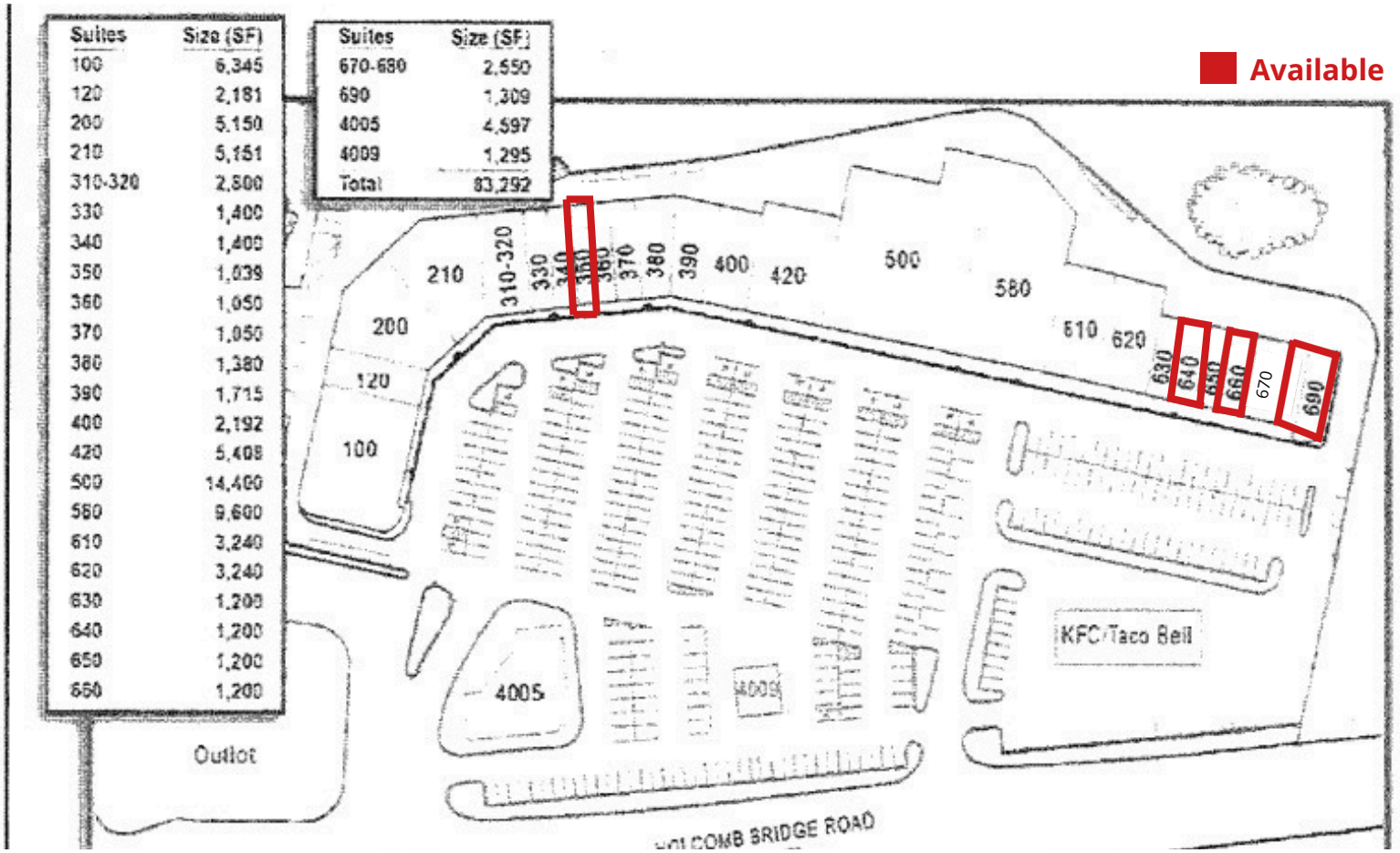
Located along Holcomb Bridge Road (GA-140), this retail space offers strong visibility within a well-established Peachtree Corners corridor. Surrounded by dense residential and retail activity, it provides excellent access and is ideal for retail, dining, or service users.

# DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **TOTAL POPULATION** | 9,493 | 72,387 | 202,006 |
| **MEDIAN HH INCOME** | $68,605 | $85,826 | $86,573 |



# SITE PLAN




| SUITE | TENANT NAME | SPACE SIZE |
|---|---|---|
| 100 | Glacier | 6,345 SF |
| 120 | Dabbah Wala | 2,181 SF |
| 200 | La Ruana LLC | 5,150 SF |
| 210 | Infinity Beauty Mart | 5,151 SF |
| 330 | W&F Cabinet LLC | 1,400 SF |
| 340 | Vasgo Inc dba Sip it | 1,400 SF |
| **350** | **VACANT** | **1,039 SF** |
| 360 | Kitchen LLC | 1,380 SF |

| SUITE | TENANT NAME | SPACE SIZE |
|---|---|---|
| 380 | Fetch & Sketch Dog Training | 1,380 SF |
| 500 | Dollar Tree | 14,400 SF |
| 200 | La Ruana LLC | 5,150 SF |
| 580 | ATL Cricket Zone | 9,600 SF |
| 610 | Takaya Revolving Sushi | 3,240 SF |
| 620 | Gohan Market | 3,240 SF |
| 630 | Perfect Nails | 1,200 SF |
| **640** | **VACANT** (Former Hair Salon) | **1,209 SF** |

| SUITE | TENANT NAME | SPACE SIZE |
|---|---|---|
| 650 | Crazy Cuttz 313 LLC | 1,200 SF |
| **660** | **VACANT** | **1,200 SF** |
| **690** | **VACANT** | **2,443 SF** |
| 670 | Dean's Wings & Korean Kitchen | 2,550 SF |
| 310, 320 | Crossfit Zanshin LLC | 2,500 SF |
| 390, 400, 450 | Vasgo Inc dba Sip it | 1,400 SF |
| 4005 (Parcel 1) | EID Vision Inc | 4,597 SF |
| 4009 (Parcel 2) | Dunkin Donuts | 1,295 SF |

# PLAZA PHOTOS



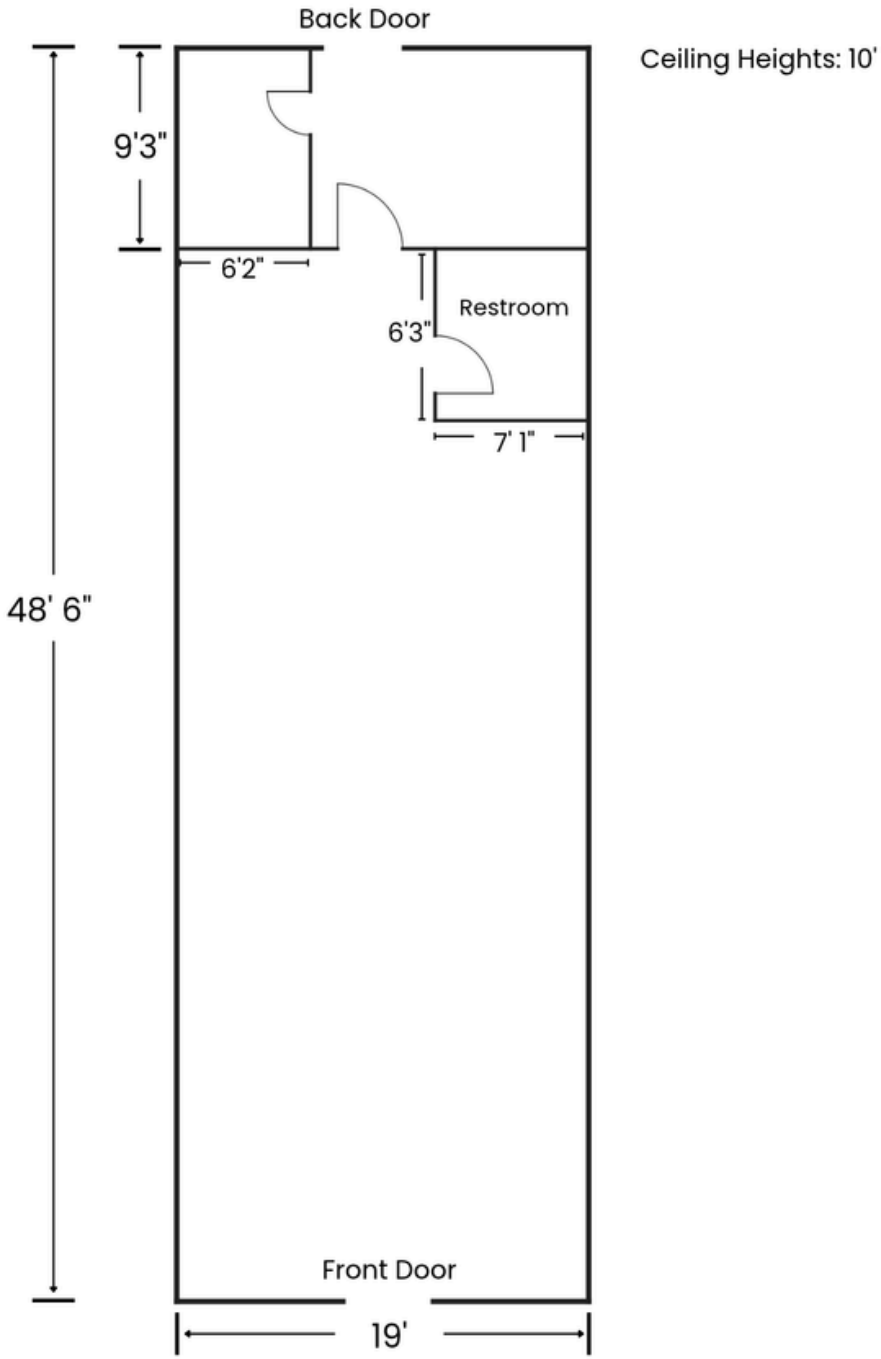









# FLOOR PLAN - Suite 640




Ceiling Heights: 10'

**1,209 SF**

**Former Salon Space**

# FLOOR PLAN - Suite 690




**2,443 SF**

End-Cap Space Available