



EXTRAORDINARY DELIVERED

880 HOLCOMB BRIDGE

Roswell, Georgia
Investment Sales

OPPORTUNITY

A 49,530 SF neighborhood shopping center located along the heavily traveled Holcomb Bridge Road in Roswell, Georgia. In addition to the Property's unmatched location, 880 Holcomb Bridge is leased to a complimentary mix of retailers and features substantial near-term value enhancement through lease-up of vacant space.

SOLUTION

- Highlighted the Property's excellent location in Metro Atlanta, which has long been recognized as the economic engine of the Southeast.
- Emphasized the Roswell/Alpharetta submarket vacancy of 6.6%, which is currently trending downward.
- Marketed the Property's current population of 196,755 that live within a 5-mile radius and is projected to grow 6% over the next five years.

RESULTS

Transwestern's Southeast Investment Services Group closed the \$6,300,000 sale of 880 Holcomb Bridge. The Property is surrounded by some of Atlanta's most established residential neighborhoods with impressive average household income, home values, and population growth which stands to only benefit the Property for the foreseeable future.