



REVESCO
PROPERTIES TRUST

Marshalls

RETAIL FOR LEASE

**Roswell Village
Shopping Center**

ROSWELL, GA

593-665 HOLCOMB BRIDGE ROAD, ROSWELL, GA



RETAIL AVAILABILITY



95%
OCCUPANCY



7,101 RSF
AVAILABLE

NOTABLE TENANTS



Prime visibility at the high-volume junction of Highway 9 (56,000+ VPD) and Holcomb Bridge Road (39,000+ VPD), totaling over 95,000 VPD



A fully renovated community hub anchored by top-tier national retailers including Marshalls, Ross Dress for Less, and Crunch Fitness



Serves a prestigious North Atlanta demographic with average household incomes exceeding \$139,000 and over 119,000 employees within a 5-mile radius

Marshalls

ROSS
DRESS FOR LESS



DOLLAR GENERAL



DEMOGRAPHICS



1 Mile	2 Mile	3 Mile
POPULATION		
16,902	57,680	74,659
HOUSEHOLDS		
14,310	19,580	26,185
AVERAGE HOUSEHOLD INCOME		
\$70,513	\$100,753	\$107,212
TRAFFIC COUNT		
25,000+ VPD		



SITE PLAN



Unit		SQ.FT.
593	Auto Glass Masters	5,466
609	Starbucks	3,113
625	Crunch Fitness	22,000
627	Under Negotiation	5,170
629	Phenix Salon Suites	6,000
631A	Campeao United Jiu Jitsu	2,180
631B	Campeao United Jiu Jitsu	5,514
633	Goldfish Swim School	8,312
633A	Park Avenue Cosmetic Centre	2,112
635	Carniceria 3 Hermanos	10,908
637	Under Negotiation	1,931
639	Lush Nails	2,621
643	Under Negotiation	2,524
647	Marshalls	22,562
649	Ross Dress for Less	22,000
653	Dollar General	10,359
655	LGE Community Credit Union	2,545
657	China Garden	3,530
659	Ace of Fades Barbershop	750
661	Pizza Hut	1,717
663A	Jersey Mike's Subs	1,444
663B	Sarah Donuts	805
10485	Marietta Eye Clinic	4,824
10495	El Indio	1,815

Total Square Feet: 150,202 SQ. FT.