

# MERCHANT'S FESTIVAL

1401 Johnson Ferry Rd | Marietta, GA 30062

RETAIL SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE:** 1,560 SF | 6,352 SF | 6,900 SF
- Merchant's Festival is a 53,559 SF Target shadow anchored center located in Marietta, GA (Cobb County). Cobb County is part of the Atlanta MSA, one of the fastest growing metro areas ranking 9th largest in the U.S.
- The center is located in the affluent neighborhood of East Cobb with Median Household Incomes exceeding \$165,000 within 1 mile
- Positioned at the prime intersection of Johnson Ferry Rd (signalized traffic light) and Roswell Rd (2nd entry point), Merchant's Festival offers excellent access and visibility
- Tenants include:



## DEMOGRAPHICS

### POPULATION

	1 Mile	8,104
	3 Mile	66,625
	5 Mile	207,116

### HOUSEHOLDS

	1 Mile	2,593
	3 Mile	23,008
	5 Mile	80,707

### DAYTIME POPULATION

	1 Mile	12,310
	3 Mile	59,139
	5 Mile	178,448

### MED HOUSEHOLD INCOME

	1 Mile	\$168,974
	3 Mile	\$152,671
	5 Mile	\$112,728

### DAILY TRAFFIC COUNTS

	Johnson Ferry Rd	33,300 AADT
	Roswell Rd	36,700 AADT



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# UPDATED FACADE RENDERINGS





Space	Tenant	SF
100	Maj Spa	1,460
104	Verizon Wireless	3,285
112	Leslie's Swimming Pool Supplies	4,109
124	BeBrows	1,040
128	Fire Stone Chinese	2,860
140	Top Foot Reflexology	1,806
148	Pearl Vision Express	2,317
156	Coming Available	1,560
164A	Available-Can be Subdivided	6,352
164	Sea of Pearls Dentistry	2,200
196	Festival Barber & Style	600
310	Which Wich	2,021
320	Orangetheory Fitness	3,505
340	Team Rehab	3,185
360	Zeba Salon & Spa	1,443
370	Learning Express	2,948
388	Luxury Nails	1,474
390	American Family Care	4,494
400	2nd Gen Restaurant Available	6,900

