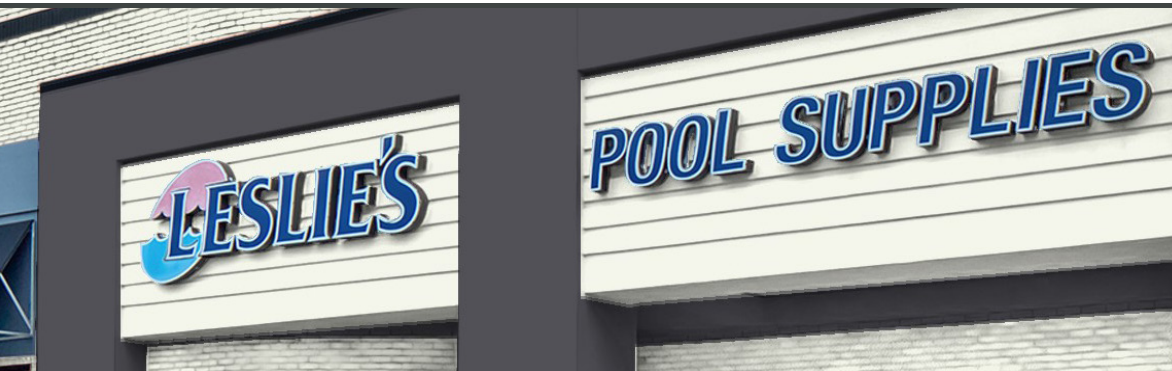


MERCHANTS FESTIVAL

1401 Johnson Ferry Road | Marietta, GA, 30062

FOR LEASE



PROPERTY OVERVIEW

- » **RETAIL SPACE AVAILABLE:** 1,806 SF Available w/ Notice | 1,040 SF Coming Available
- » **Second-gen restaurant space for lease:** 6,900 SF with Existing Drive Thru
- » 53,559 SF, Target shadow-anchored center located in Marietta, GA (Cobb County). Cobb ranks as the 9th largest county in the Atlanta MSA, one of the fastest growing metro areas ranking 9th largest in the U.S.
- » Median Household Incomes exceeding \$165,000 within 1 mile.
- » Positioned at the prime, signalized intersection of Johnson Ferry Rd with a 2nd entry from Roswell Rd.
- » Combined traffic count of 65,700 vehicles per day.
- » Anchored by: Target, Orange Theory, Verizon, Pearl Vision, Leslie's Swimming Pool Supplies.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,823	62,899	198,667
Households	2,600	22,135	79,393
Avg. HH Income	\$254,211	\$241,167	\$196,615

ST FranklinStreet

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UPDATED FACADE RENDERINGS



UNIT #	TENANT	SF	#	TENANT	SF	#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
100	DEAL PENDING	1,460	128	Fire Stone Chinese	2,860	164A	Gradum GSwing	3,565	310	DEAL PENDING	2,021	370	Learning Express	2,948
104	Verizon Wireless	3,285	140	Available with Notice	1,806	164B	The Back Nine Golf Group	2,515	320	Orangetheory Fitness	3,505	388	Luxury Nails	1,474
112	Leslie's Pool Supplies	4,109	148	Pearl Vision Express	2,317	164	Sea of Pearls Dentistry	2,200	340	Team Rehab	3,185	390	American Family Care	4,494
124	Coming Available 12/1/26	1,040	156	Pilates Addiction	1,560	196	Festival Barber & Style	600	360	Zebra Salon & Spa	1,443	400	2nd-Gen Restarant Space Available	6,900



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RETAIL AERIAL



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