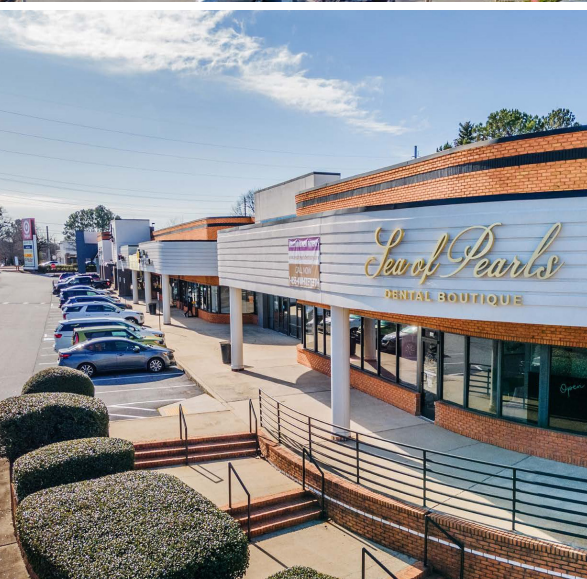


MERCHANTS FESTIVAL | 1401 Johnson Ferry Road, Marietta, GA 30062



PROPERTY OVERVIEW

- » Retail space for lease: 1,560 SF
- » 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

	3 Miles	5 Miles	10 Miles
Population	64,234	201,526	811,357
Households	22,647	81,835	342,358
Daytime Pop.	40,668	132,140	883,603
Ave. HH Income	\$222,091	\$182,451	\$167,080

UPDATED FACADE RENDERINGS





UNIT #	TENANT	SF	#	TENANT	SF	#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
100	Maj Spa	1,460	128	Fire Stone Chinese	2,860	164A	Gradium GSwing	3,565	310	Which Wich	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	BeBrows	1,040	156	Available	1,560	196	Festival Barber & Style	600	360	Zeba Salon & Spa	1,443	400	2nd-Gen Restarant Space Available	6,900

