

JOIN

Walmart Kroger Publix

Walmart 1.2M YEARLY VISITORS

MARIETTA, GA - JOHNSON FERRY RD

EAST - COBB COUNTY, GEORGIA

±3.39 AC TOTAL AVAILABLE

BUILD TO SUIT OR GROUND LEASE

AVAILABLE OPPORTUNITY
JOIN WALMART, KROGER, PUBLIX & OTHERS

1,300 SF - RETAIL / RESTAURANT
3,800 SF - RETAIL / RESTAURANT
2,030 SF - RETAIL / AUTOMOTIVE
2,600/3,500 SF - RETAIL / RESTAURANT

65,334



Daytime Demographics Age 16 Years or Over

HIGH INCOME



\$182,102
MED HH INCOME IN 3 MILE RADIUS



35,700
ADT ON NEARBY JOHNSON FERRY RD.

77 Single Family \$1.3m+ Homes

MAJOR MARKET TRAFFIC DRIVERS

Walmart 1.2M YEARLY VISITORS
Publix 744.1K YEARLY VISITORS
Kroger 767.4K YEARLY VISITORS

Shallowford Rd.
29,300 VPD

NORTHPOINT CHURCH UNDER CONSTRUCTION

North Point Community Church is a non-denominational, evangelical megachurch located in Alpharetta, Georgia. North Point has a weekly attendance of 37,000 people; 23,000 adults and 14,000 students, at 7 locations in the north metro Atlanta area. The senior pastor Andy Stanley serves as the church's lead pastor and, in turn, leads the North Point Community Church staff.

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Shallowford CORNERS
1.2M YEARLY VISITORS

Chicago's Steak and Seafood
Eggs Up Grill
Salon CLK

CHASE
Great Clips

NETS PIZZA

Publix
744.1K YEARLY VISITORS

HAVENSRIDGE
82 TOWNHOMES

Kroger
767.4K YEARLY VISITORS

Shallowford Falls
1.4M YEARLY VISITORS

Mediterranean Express ATL
Tea Time Marietta
Biscuits And More
Zeba Hair Salon
Scenthound East Cobb
theCoderSchool
XenGo Fusion Kitchen & Sushi
Crown Cleaners
The UPS Store

AT LEASE

LifeStorage

Johnson Ferry Rd.
35,700 VPD

Walmart
1.2M YEARLY VISITORS

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GEORGIA



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Jack Featherston
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jack@realzealpropertygroup.com

RealZeal
PROPERTY GROUP

RARE EAST - COBB COUNTY RETAIL LOCATION

Build To Suit or Ground Lease

10,630 SF OF RETAIL - AVAILABLE
3095 & 3155 Johnson Ferry Rd. Marietta, GA 30062



MARKET OVERVIEW



TRUIST PARK DEVELOPMENT -
HOME OF THE BRAVES BASEBALL



HOMEDEPOT HEADQUARTERS

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Marietta, located in central Cobb County, Georgia, is the county seat and largest city, with a **2024 estimated population of 62,769**. As one of **Atlanta's largest suburbs**, Marietta is about **20 miles from downtown Atlanta** and ranks as the **fourth-largest principal city in the Atlanta metropolitan area**. The city's economy is influenced by its proximity to Atlanta, with major industries including the Dobbins Air Reserve Base and the Lockheed Martin manufacturing plant. Marietta is also home to the Lockheed Georgia Employees Credit Union.

Atlanta's diverse economy significantly impacts Marietta. Atlanta is the nation's third-largest hub for Fortune 500 companies and hosts the global headquarters of **major corporations like Coca-Cola, Home Depot, UPS, and Delta Air Lines**. Over 75% of Fortune 1000 companies operate in the Atlanta metro area, which also **hosts over 1,250 multinational corporations**.

Marietta offers cultural and historical attractions, such as the Marietta Museum of History, housed in an 1845 cotton warehouse, and the Gone with the Wind Museum, which celebrates the famous film and novel. Nearby, Kennesaw Mountain National Battlefield Park commemorates an 1864 Civil War battle. The city's close proximity to Atlanta, a major tourism hub, further enhances its appeal. **Atlanta, the seventh-most visited U.S. city, attracts over 35 million visitors annually**, with highlights like the Georgia Aquarium, the World of Coca-Cola, and various sports teams, including the Atlanta Braves, Hawks, Falcons, and United FC.

COBB COUNTY



447,185
Labor Force
(Cobb County)



431,603
Employment
(Cobb County)



3.5%
Unemployment Rate



\$1,815
Avg. Manufacturing
Weekly Wage



\$1,401
Avg. Non-Manufacturing
Weekly Wage



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**CLOSE PROXIMITY
TO HOUSEHOLDS**



**STRONG CAR
TRAFFIC**



**HIGH DENSITY
POPULATION**

173,956 within a
5 mile radius



**RETAIL CENTER
OF GRAVITY**



**GREAT VISIBILITY
AND ACCESS**



**PRIME RETAIL
DESTINATION**



**KENNESAW STATE
UNIVERSITY**



*Located About 11-Miles
From Kennesaw State
University Which Serves
Over 44,000 Students
and Staff; It is the 3rd
Largest University By
Enrollment in GA*

Dobbins Air Reserve Base
2,800 Acres | 5,700 Personnel



Cobb County is known for holding a Triple AAA Bond Rating for 25 consecutive years - one of only 45 counties in the nation! Cobb County has the highest educated residents in the state of Georgia. In Cobb, 48.4 percent of residents have a bachelor's degree and 15 percent of residents have a graduate or professional degree. Cobb County is home to two universities – Kennesaw State University and Life University. Kennesaw State is the third-largest university within Georgia with an enrollment of over 43,000 students.



HOUSEHOLD INCOME

1 MILE

5 MILE

10 MILE

15 MILE

2024 Estimated Median
Household Income

\$193,786

\$156,229

\$126,845

\$123,913



TRAFFIC COUNTS

Johnson Ferry Rd.
35,700 VPD

Shallowford Rd.
29,300 VPD

**MAJOR MARKET
TRAFFIC DRIVERS**

Walmart
1.2M YEARLY VISITORS

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744.1K YEARLY VISITORS

Kroger
767.4K YEARLY VISITORS

Publix

Walmart

Kroger

Bank of America

CHASE



SportClips

AREA HIGHLIGHTS

DENSE RETAIL CORRIDOR WITH CLOSE PROXIMITY TO MAJOR ECONOMIC DRIVERS

- Ideally Situated Along a Heavy Retail Corridor and Adjacent to a High Performing Walmart Supercenter and across from Publix and Kroger.
- National credit retailers in the immediate trade area include Walmart, Publix, Kroger, McDonald's and more

JOHNSON FERRY RD. - DESIRABLE & AFFLUENT SUBURB OF ATLANTA

- A+ Visibility with High Traffic Count (35,700 VPD on Johnson Ferry Rd.)
- Affluent East Cobb Neighborhood – Located in a Dense Residential Area With a Population of Over 65,758 Residents Making an Average Household Income of \$166,556 Within a 3-Mile Radius
- Close proximity to residential developments, schools, parks, and venues draws high volume of potential customers
- Located About 11-Miles From Kennesaw State University Which Serves Over 44,000 Students and Staff; It is the 3rd Largest University By Enrollment in GA
- Dobbins Air Reserve Base (Just 10-Miles Away) is the Home Station of the 94th Airlift Wing (94 AW) of the Air Force Reserve Command (AFRC) and its Fleet of C-130 Hercules Aircraft, and is Also the Location of the Headquarters For AFRC's Twenty-Second Air Force (22 AF); It And The Lockheed Martin Manufacturing Plant Are Among the Major Industries of Marietta
- Marietta/East Cobb is Just 25-Miles From Downtown Atlanta and is Considered One of its Largest Suburbs; It is Also Home to the "Big Chicken"; One of KFC's Restaurants Featuring a 56' Tall Steel-Sided Structure in the Design of a Chicken
- Nearby Tenants Include: YMCA, Publix, Kroger, Walmart Supercenter, McDonald's, Walgreens, IHOP, Ace Hardware, Zaxby's, Papa John's, Wells Fargo, Chase Bank and More



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Build To Suit or Ground Lease - 10,630 SF OF RETAIL AVAILABLE

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DEMOGRAPHIC PROFILE

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2024 Estimated Population	8,855	65,334	173,956	709,936
2029 Projected Population	9,027	66,319	176,729	722,832
Projected Annual Growth 2024 to 2029	712 - (0.4%)	985 - (0.3%)	2,773 - (0.3%)	12,895 - (0.4%)
HOUSEHOLDS				
2024 Estimated Households	3,145	22,624	64,286	290,423
2029 Projected Households	3,234	23,124	65,729	298,000
HOUSEHOLD INCOME				
2024 Estimated Median Household Income	\$193,786	\$182,102	\$156,229	\$126,845
BUSINESSES				
2024 Estimated Total Businesses	734	3,934	12,490	65,278
2024 Estimated Total Employees	3,333	17,540	60,302	569,080

MAJOR EMPLOYERS IN COBB COUNTY, GA

Amazon.Com Services, Inc.

FedEx

Kennesaw State University

Lockheed Martin Corp

Piedmont Healthcare Inc.

Publix Super Markets, Inc.

The Home Depot

Walmart

Wellstar Health System, Inc.

65,334



Daytime
Demographics Age 16
Years or Over

HIGH INCOME

3 Mile Radius



\$182,102

MEDIAN HH
INCOME



65,334

POPULATION



22,624

HOUSHOLDS



1.3%

UNEMPLOYMENT
RATE



51,132

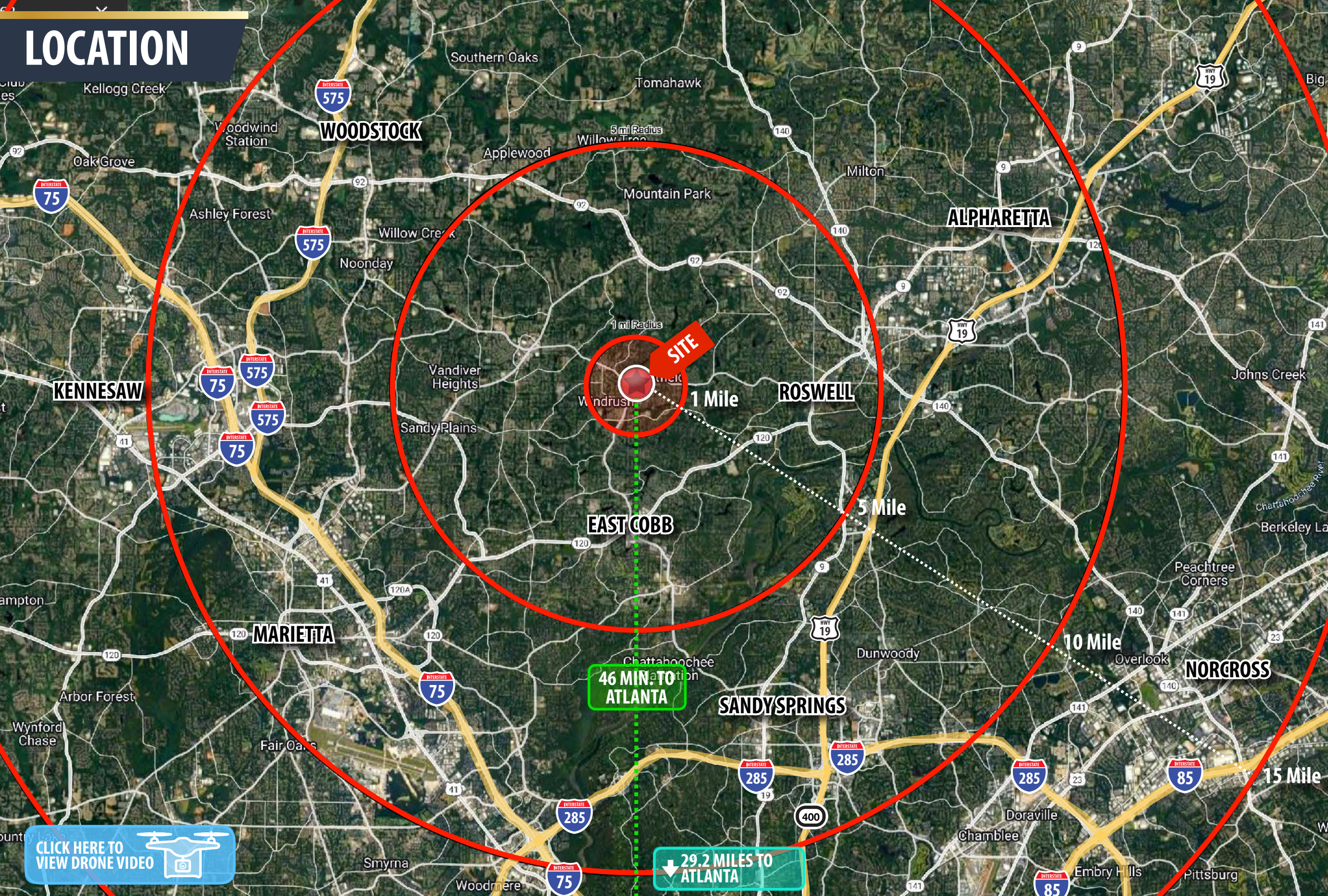
LABOR FORCE
*Applied Geographic
Solutions*



3,934

SURROUNDING
BUSINESSES

LOCATION



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RETAIL OVERVIEW

MAJOR MARKET
TRAFFIC DRIVERS

Walmart 1.2M YEARLY VISITORS
Publix 744.1K YEARLY VISITORS
Kroger 767.4K YEARLY VISITORS

Residential



POPE HIGH SCHOOL
1,814 STUDENTS

Pope High School is a highly rated, public school located in MARIETTA, GA. It has 1,814 students in grades 9-12 with a student-teacher ratio of 18 to 1.

Residential

Residential

Residential

Residential

Residential

SITE

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SURROUNDING MARKET



Residential

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Publix
744.1K YEARLY VISITORS

Residential

Residential

77 Single Family
\$1.3m+ Homes

SITE



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82 TOWNHOMES

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29,300 VPD

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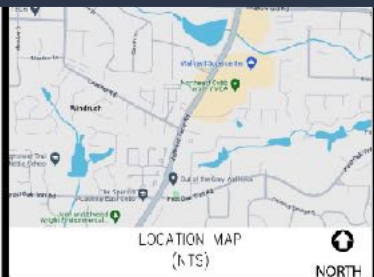
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Mediterranean Express ATL
Tea Time Marietta
Biscuits And More
Zeba Hair Salon
Scenthound East Cobb
theCoderSchool
XenGo Fusion Kitchen & Sushi
Crown Cleaners
The UPS Store

Walmart  **1.2M YEARLY VISITORS**

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SITE LAYOUT



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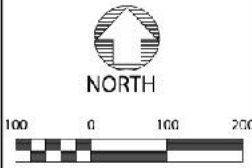
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PUBLIX & OTHERS

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RESTAURANT
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RESTAURANT
2,030 SF - RETAIL /
AUTOMOTIVE
2,600/3,500 SF -
RETAIL / RESTAURANT

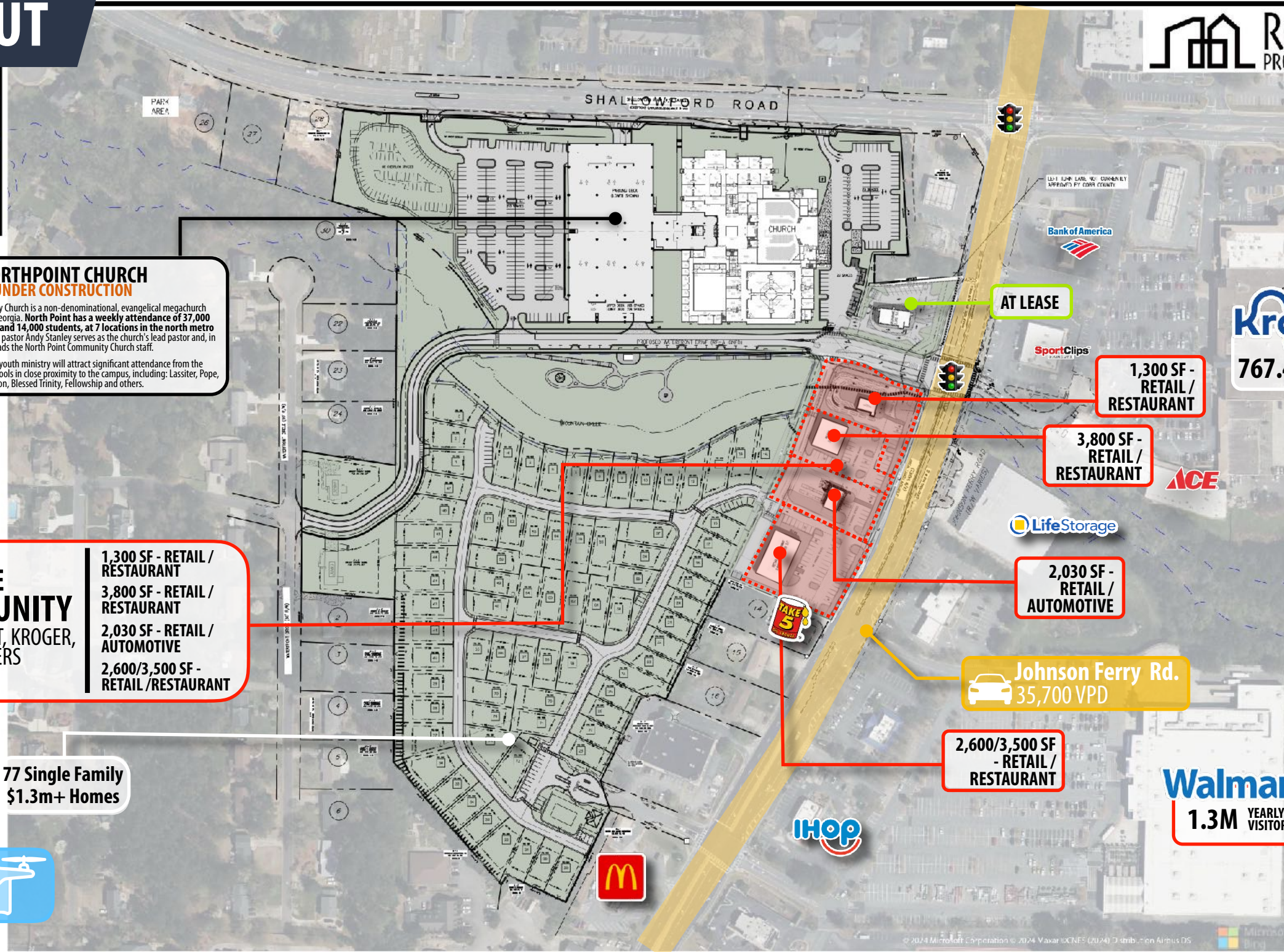
77 Single Family
\$1.3m+ Homes

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PRELIMINARY OVERALL SITE PLAN- SCHEMATIC A

MARIETTA, GEORGIA



Walmart
1.3M YEARLY VISITORS

Kroger
767.4K YEARLY VISITORS

ACE

LifeStorage

2,030 SF -
RETAIL /
AUTOMOTIVE

Johnson Ferry Rd.
35,700 VPD

2,600/3,500 SF -
RETAIL /
RESTAURANT

I-Hop



PROJECT INFORMATION

PROJECT NO.: 24-0000
DATE: OCTOBER 9, 2024
SCALE: 1" = 100'
FILE NAME: 21-4705 MI BASE B00 Commercial Grocer Plan KSCS.dwg
DESIGN/DRAWN: SLR/RL

SITE PLAN

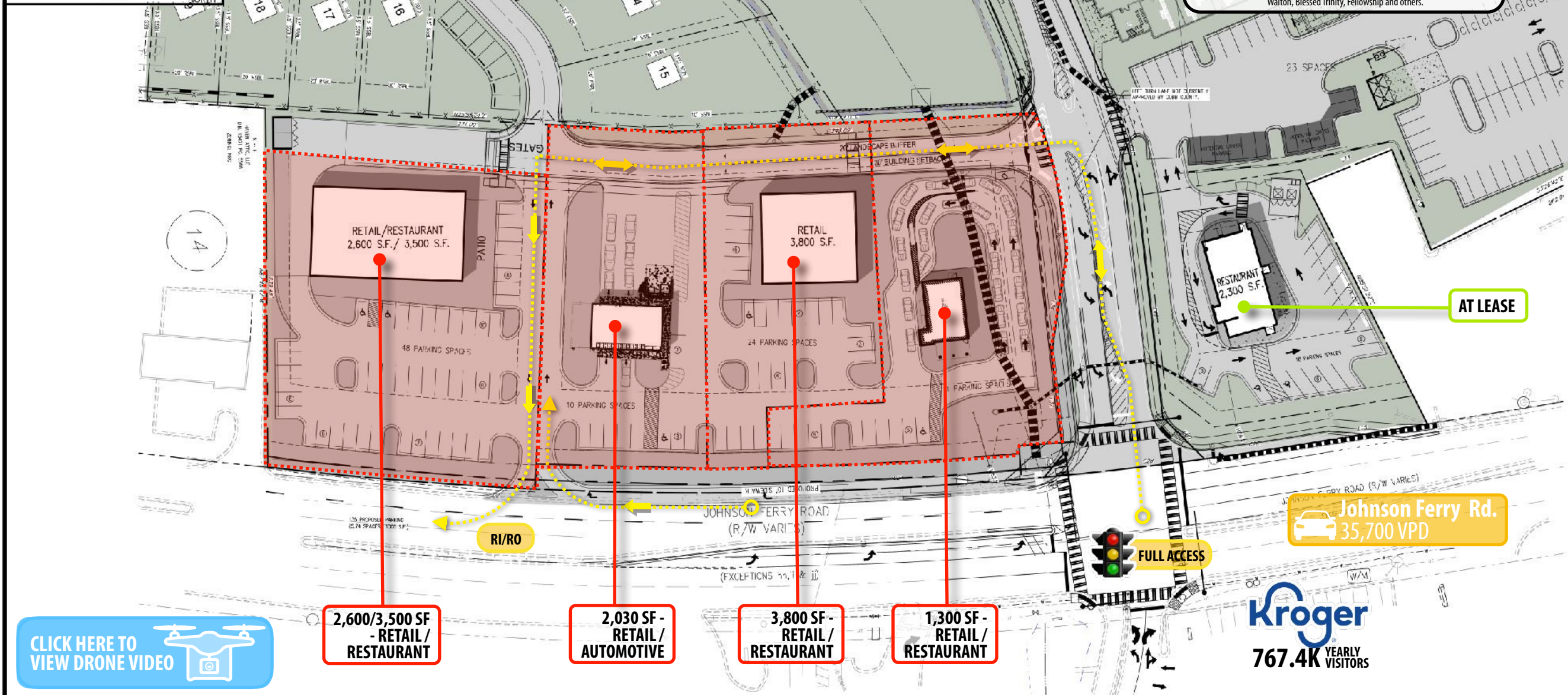
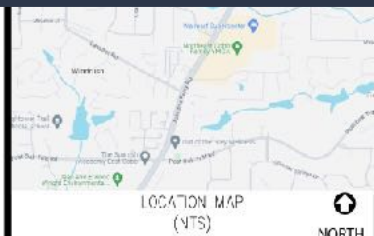
PARCEL C- SITE DATA	
ZONING	NORINBIGHIGHOOD RETAIL COMMERCIAL
STATE/CR/VE	0.487 AC
TOTAL ROAD FRONTAGE	134 JOHNSON FERRY ROAD
SETBACKS	
FRONT	50'
SIDE (STREET)	25'
SIDE	15'
REAR	30'



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- RETAIL /
RESTAURANT

2,030 SF -
RETAIL /
AUTOMOTIVE

3,800 SF -
RETAIL /
RESTAURANT

1,300 SF -
RETAIL /
RESTAURANT

Kroger
767.4K
YEARLY
VISITORS

Johnson Ferry Rd.
35,700 VPD

AT LEASE

AEC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell, Georgia 30075
(770) 641-1942 • www.aecad.com



30 0 30 60

PRELIMINARY SITE PLAN

MARIETTA, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 24-0000
DATE: APRIL 20, 2026
SCALE: 1" = 30'
FILE NAME: 21-4785 M EASE 800-Chickadee-Stop Retail Parcel Validation-Disseminating
DESIGN/DRAWN: SLR/sir

PROGRESS PHOTOS



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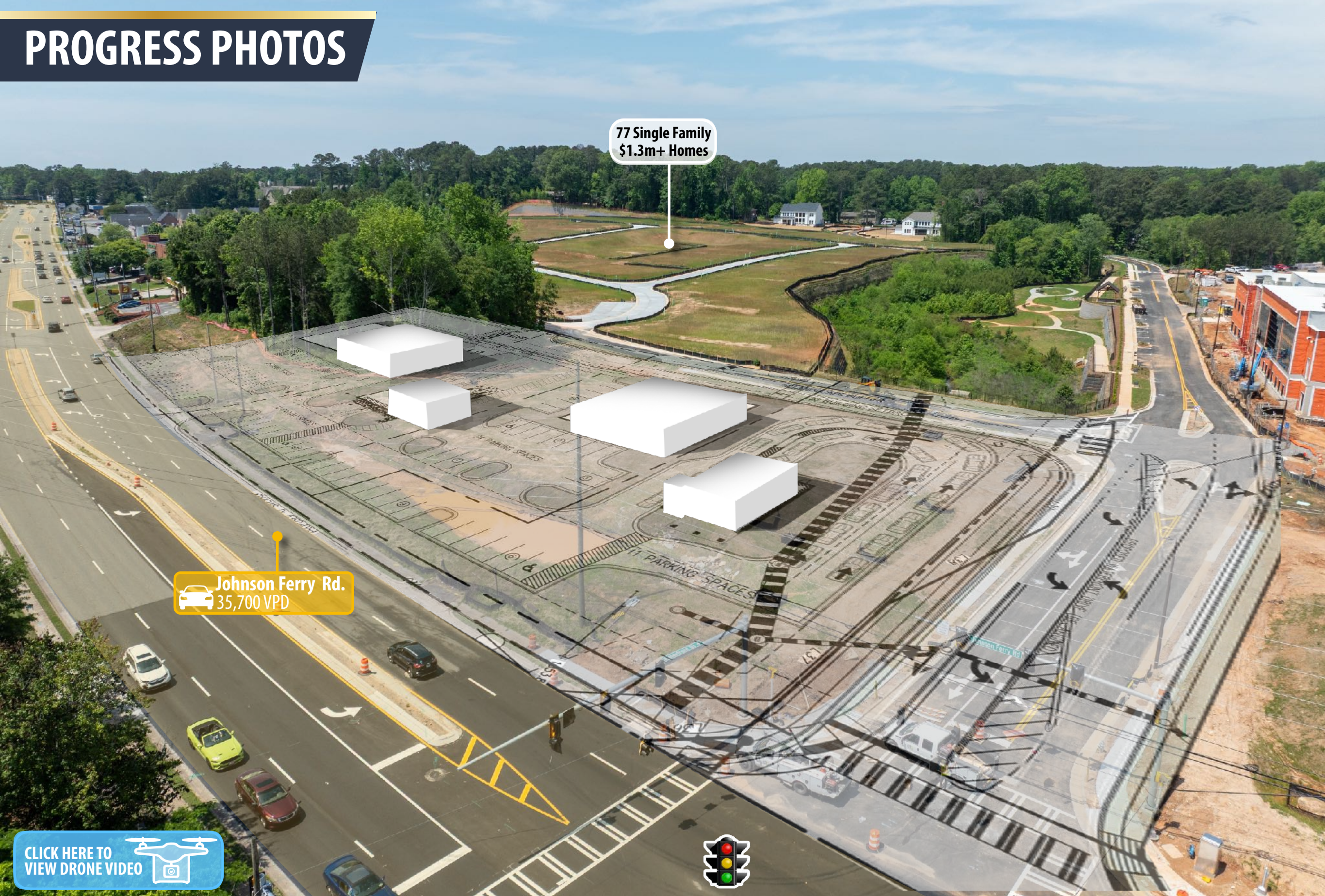
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PROGRESS PHOTOS



77 Single Family
\$1.3m+ Homes

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PROGRESS PHOTOS



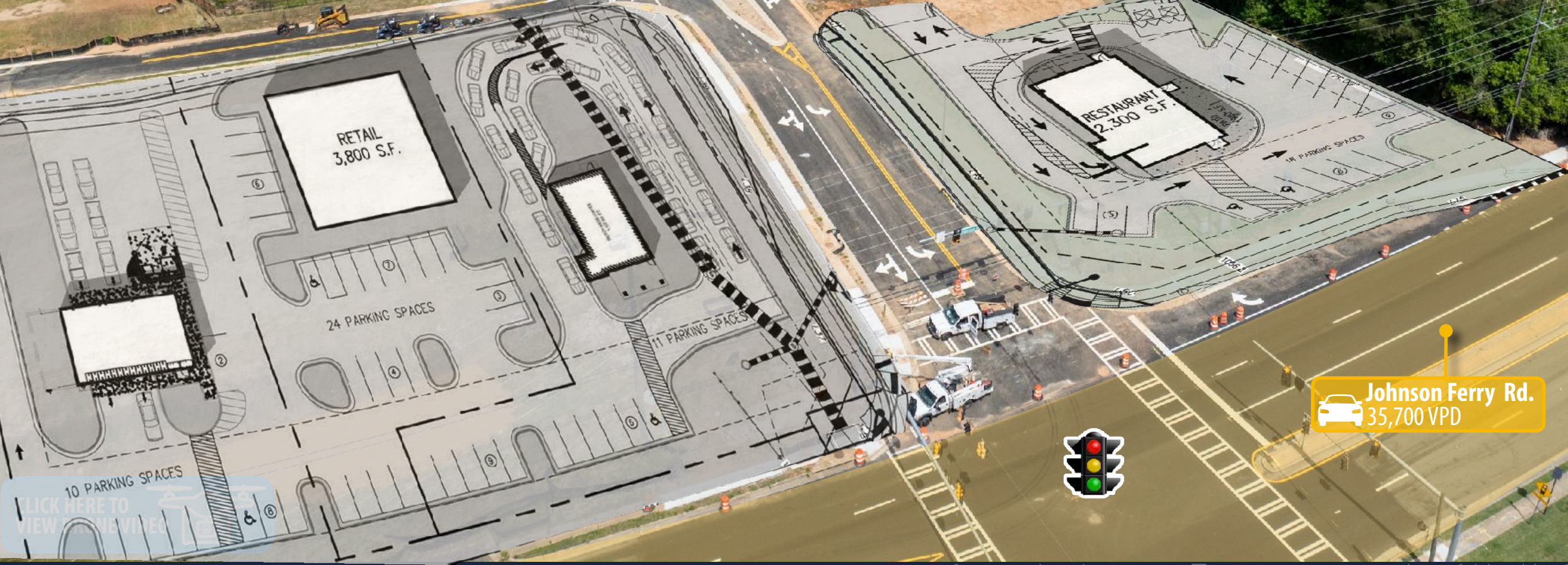
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NORTHPOINT CHURCH
UNDER CONSTRUCTION

North Point Community Church is a non-denominational, evangelical megachurch located in Alpharetta, Georgia. **North Point has a weekly attendance of 37,000 people; 23,000 adults and 14,000 students, at 7 locations in the north metro Atlanta area.** The senior pastor Andy Stanley serves as the church's lead pastor and, in turn, leads the North Point Community Church staff.

The East Cobb Church youth ministry will attract significant attendance from the nationally ranked high schools in close proximity to the campus, including: Lassiter, Pope, Walton, Blessed Trinity, Fellowship and others.

AVAILABLE OPPORTUNITY
JOIN WALMART, KROGER, PUBLIX & OTHERS

- 1,300 SF - RETAIL / RESTAURANT
- 3,800 SF - RETAIL / RESTAURANT
- 2,030 SF - RETAIL / AUTOMOTIVE
- 2,600/3,500 SF - RETAIL / RESTAURANT

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AT LEASE

3,800 SF - RETAIL / RESTAURANT

2,030 SF - RETAIL / AUTOMOTIVE

2,600/3,500 SF - RETAIL / RESTAURANT

Johnson Ferry Rd.
35,700 VPD

Publix
744.1K YEARLY VISITORS

Kroger
767.4K YEARLY VISITORS

LifeStorage

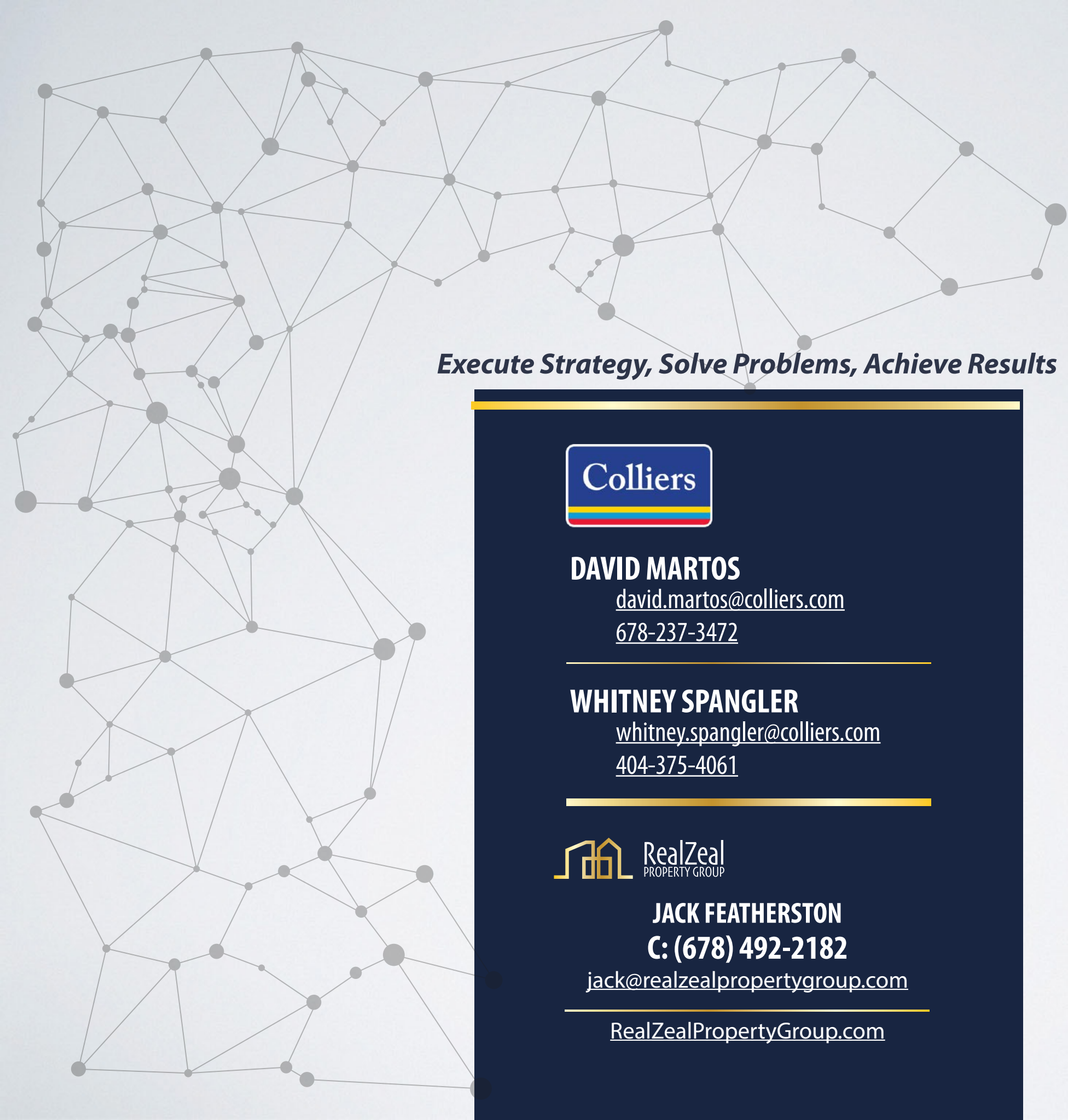
Walmart
1.2M YEARLY VISITORS



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Build To Suit or Ground Lease - 10,630 SF OF RETAIL AVAILABLE
3095 & 3155 Johnson Ferry Rd. Marietta, GA 30062

An abstract graphic on the left side of the page, consisting of a complex network of interconnected nodes (circles) and lines, forming a web-like structure. The nodes vary in size, and the lines are thin and grey. The overall shape is roughly rectangular, extending from the top left towards the bottom right.

Execute Strategy, Solve Problems, Achieve Results



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