

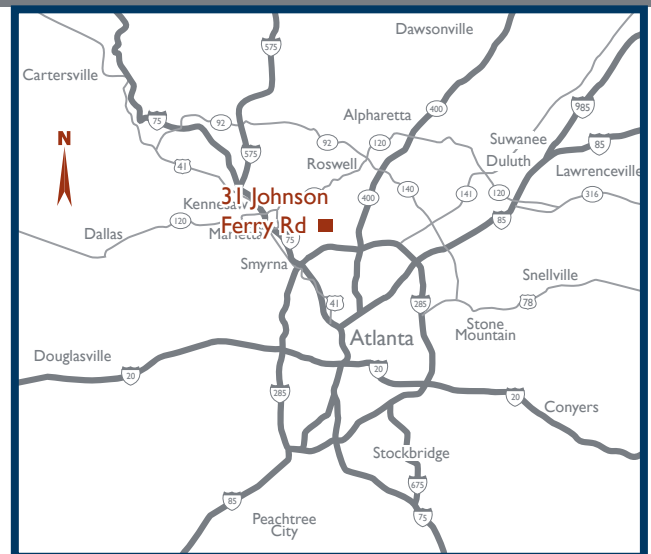
31 JOHNSON FERRY ROAD

MARIETTA, GA 30066



PROPERTY DETAILS

- Attractive 4,450 SF retail building in East Cobb anchored by Starbucks
- Excellent visibility and monument signage on Johnson Ferry Road with exposure to high traffic counts of 45,600 VPD
- Multiple convenient access points
- Dense and affluent market area with almost 65,000 residents within 3 miles having average household income of almost \$152,000; daytime employment of 31,535
- Office, family and sports-oriented market area includes Paper Mill Village Office Park, retailers, restaurants, daycare options, tutoring centers, doctors, and soccer facilities
- 1,080 to 2,538 SF available

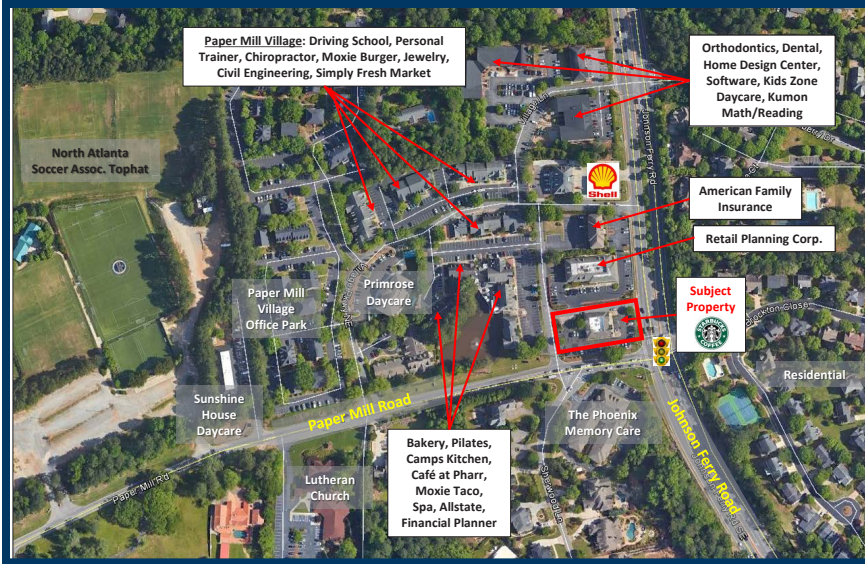


BRAND
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770.476.4801

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TRAFFIC COUNTS

Johnson Ferry Road

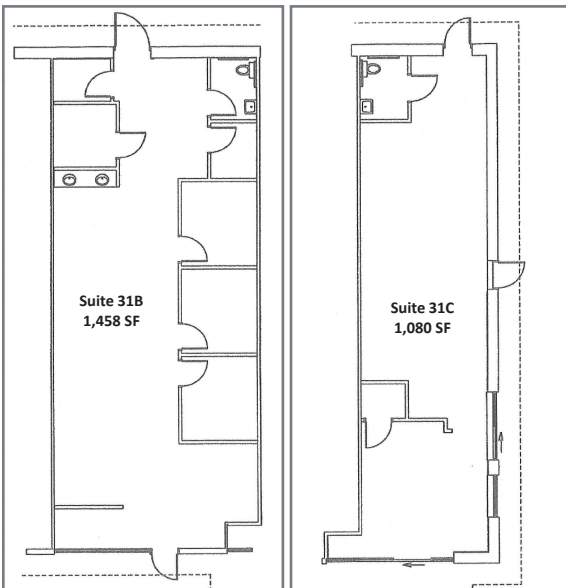
45,600 VPD

DEMOGRAPHICS - CoStar 2020

	1 mile	3 miles	5 miles
Population	6,362	64,836	225,741
Income	\$166,033	\$151,972	\$126,543
Daytime Employment	2,150	31,535	184,797

GPS COORDINATES

Lat. 33.9500785 Long. -84.4141617



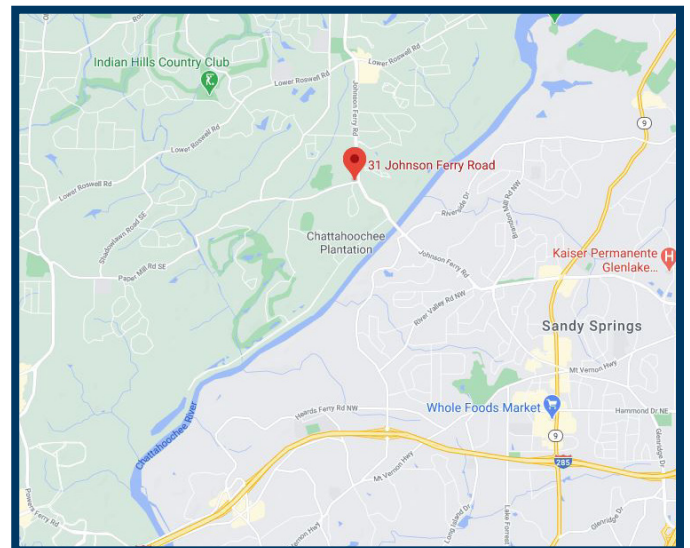
SUITE	TENANT	SF
31A	Starbucks	1,912
31B	Available - Former Nail Salon *	1,458
31C	Dry Cleaner - Available with Notice *	1,080
	Endcap with Drive Thru	
	* Suites can be combined for 2,538 SF	
	Total Square Feet	4,450

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