

MERCHANTS FESTIVAL

1401 Johnson Ferry Rd. | Marietta, GA 30062



THE NEIGHBORHOOD

RETAIL SPACE AVAILABLE: 1,806 SF AVAILABLE W/ NOTICE |
1,040 SF COMING AVAILABLE

SECOND GEN. RESTAURANT: 6,900 SF AVAILABLE W/ 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.



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





CENTRALLY LOCATED

Merchants Festival at Johnson Ferry Road combines a thriving retail environment with convenient access to major employment centers, established residential communities, and a diverse mix of shopping and dining amenities, making it a prominent commercial destination in East Cobb. Strategically positioned along Johnson Ferry Road with easy access to Roswell Road and GA-120, the center benefits from strong visibility, steady traffic, and connectivity throughout the Marietta area. Surrounded by affluent neighborhoods, top-rated schools, and a strong daytime population, Merchants Festival attracts a consistent mix of residents, employees, and shoppers. With its established retail presence, convenient location, and access to one of Cobb County's most desirable residential markets, Merchants Festival continues to stand out as a premier destination for everyday shopping, dining, and convenience.

FLOOR PLAN



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	Zeba Salon & Spa	1,443	400	2nd-Gen Restarant Space Available	6,900

LEASING INFORMATION

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