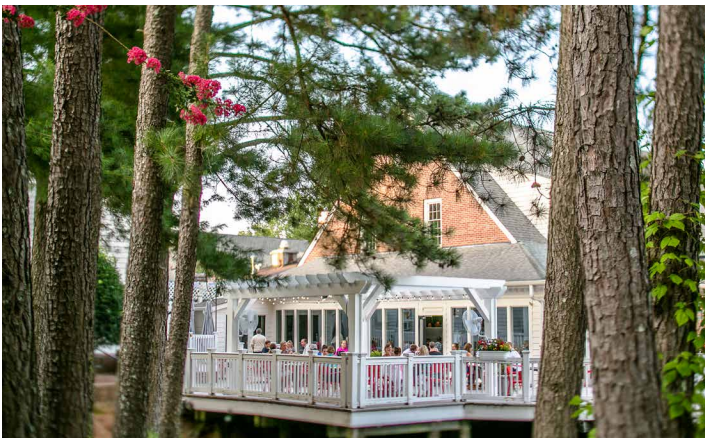


EAST COBB ★ PAPER MILL VILLAGE ★ EST. 1984

4,958 SF OFFICE SPACE AVAILABLE — MARIETTA, GEORGIA

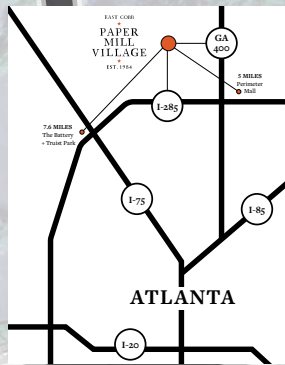
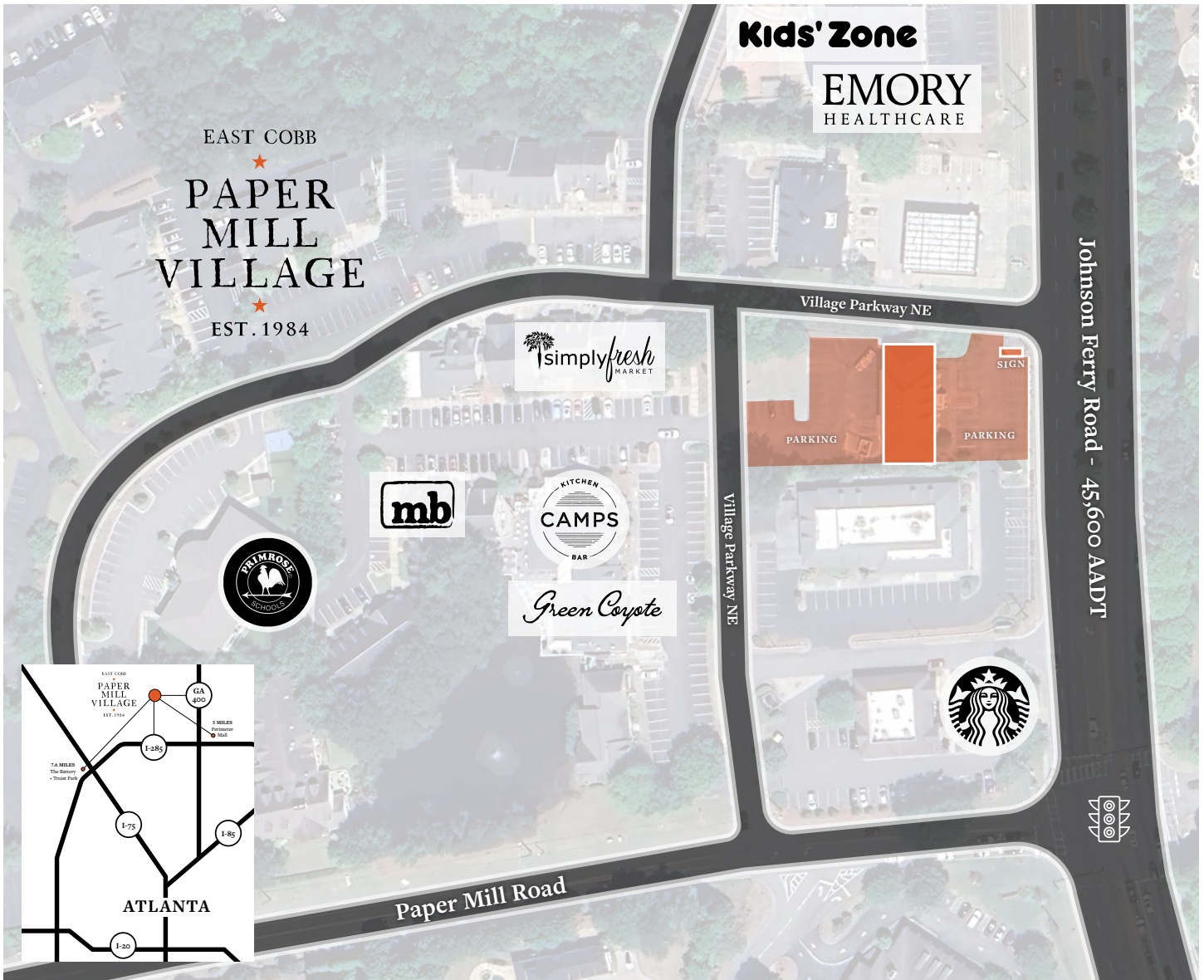


- 4,958 sf available (1,353 sf Terrace Level + 3,605 sf 2nd Floor)
- Ample parking - 40 free surface level parking spaces
- Excellent visibility on Johnson Ferry Road
- Johnson Ferry Road serves as a major artery from East Cobb to Sandy Springs and Dunwoody
- Located in mixed-use development Paper Mill Village in East Cobb
- 5 minute drivetime to GA 400 and 8 minute drive time to I-285
- Signalized intersection into Paper Mill Village and office building




EAST COBB ★ PAPER MILL VILLAGE ★ EST. 1984

4,958 SF OFFICE SPACE AVAILABLE — MARIETTA, GEORGIA



**TRAFFIC COUNT**



46,193 AADT  
Johnson Ferry Road  
Road

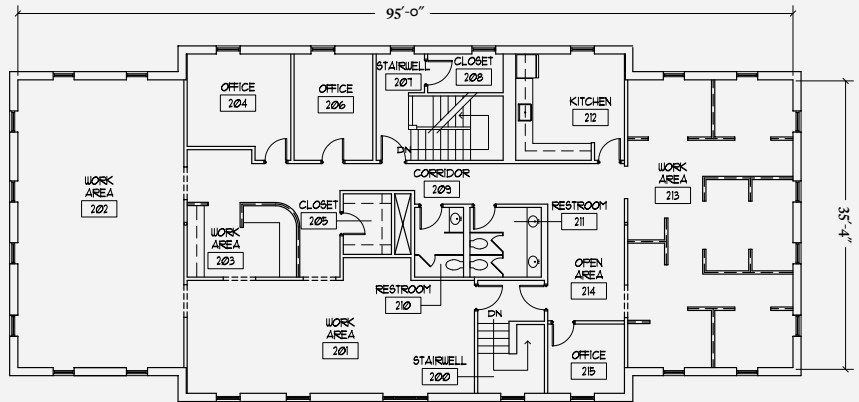
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,350	67,300	226,841
Households	2,404	27,193	99,363
Average Household Income	\$257,724	\$208,478	\$169,657
Daytime Population	3,253	34,794	237,644

EAST COBB ★ **PAPER MILL VILLAGE** ★ EST. 1984

4,958 SF OFFICE SPACE AVAILABLE — MARIETTA, GEORGIA

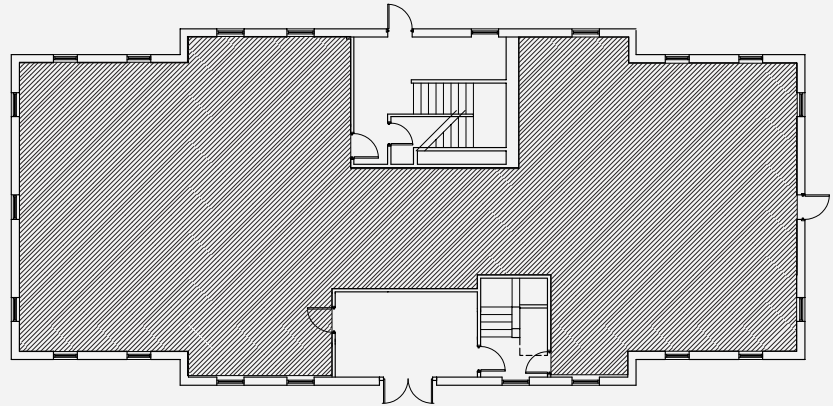
**2<sup>ND</sup> FLOOR**

3,605 sf Available



**1<sup>ST</sup> FLOOR**

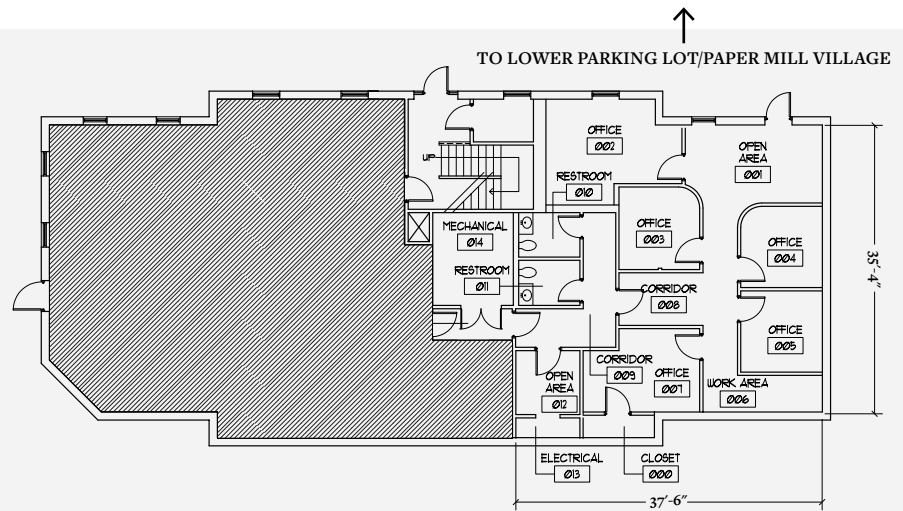
Johnson Ferry Road Entry  
Fully Leased



TO FRONT PARKING LOT/JOHNSON FERRY ROAD

**TERRACE LEVEL**

Paper Mill Village Level  
1,353 sf Available



EAST COBB ★ PAPER MILL VILLAGE ★ EST. 1984

4,958 SF OFFICE SPACE AVAILABLE — MARIETTA, GEORGIA

