

Paper Mill Village Office

Marietta, Georgia

37 Johnson Ferry Road, Marietta, GA 30068

- 4,958 sf available
- 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
- The property has quick access to GA 400 and I-285
- Signalized intersection into park



NEIGHBORING TENANTS

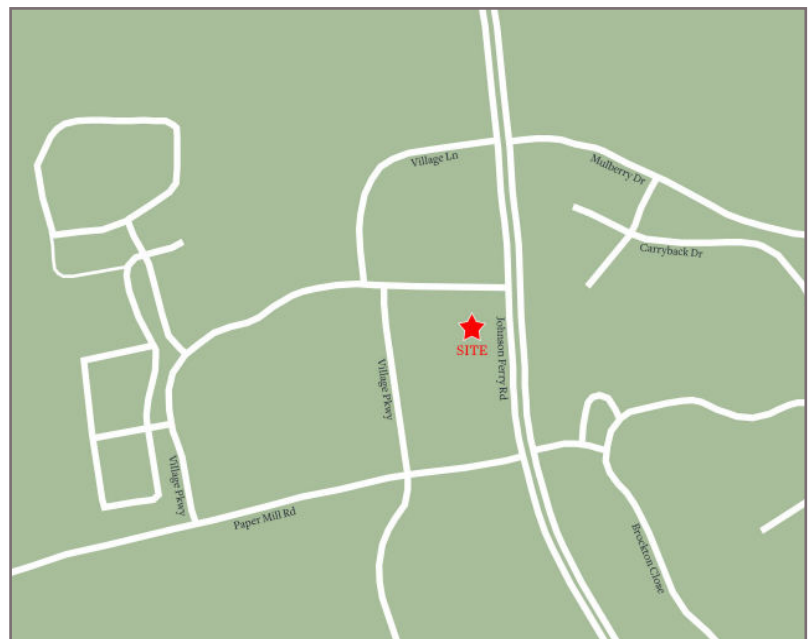
Moxie Burger, Green Coyote, Camps Kitchen & Bar, Willow Park, Edward Jones, Kids 'N Motion and Simply Fresh Market.

TRAFFIC COUNTS

Johnson Ferry Road	45,600	AADT
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DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	6,350	67,300	226,841
Households	2,404	27,193	99,363
Avg HH Income	\$257,724	\$208,478	\$169,657
Daytime Pop	3,253	34,794	237,644

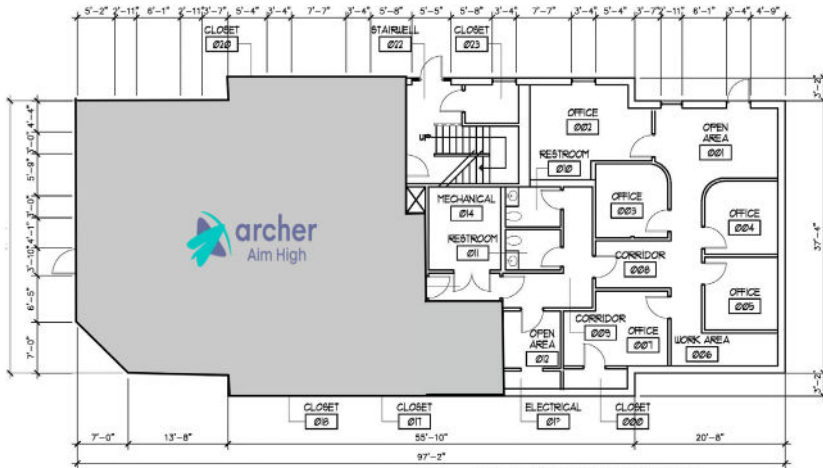


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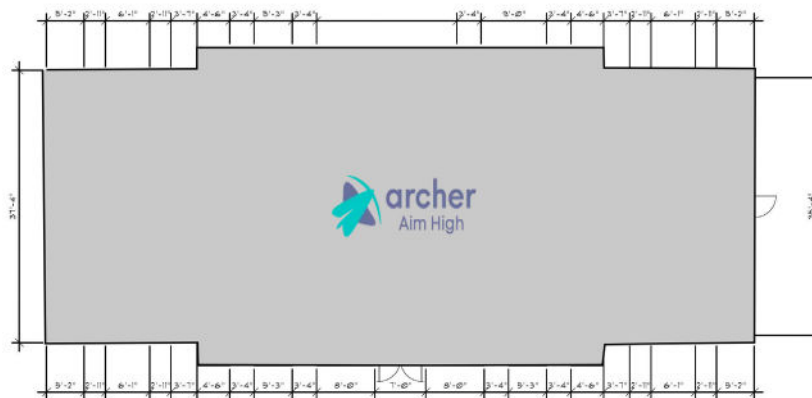
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Existing Floor Plans



1st Floor
1,353 sf Available



2nd Floor
3,350 sf Leased

3rd Floor
3,605 sf Available

