

# 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

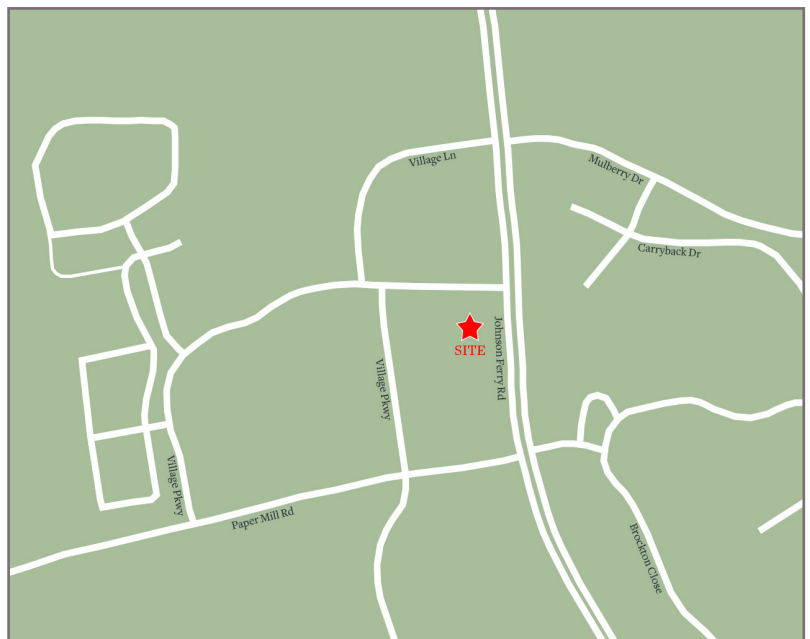
Moxie Burger, Green Coyote, Camps Kitchen & Bar, Willow Park, Edward Jones, Kids 'N Motion and Simply Fresh Market.

### TRAFFIC COUNTS

Johnson Ferry Road	45,600	AADT
--------------------	--------	------

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	5,326	62,271	224,635
Households	2,147	25,186	97,916
Avg HH Income	\$199,909	\$176,412	\$138,499
Daytime Pop	2,895	34,205	249,894

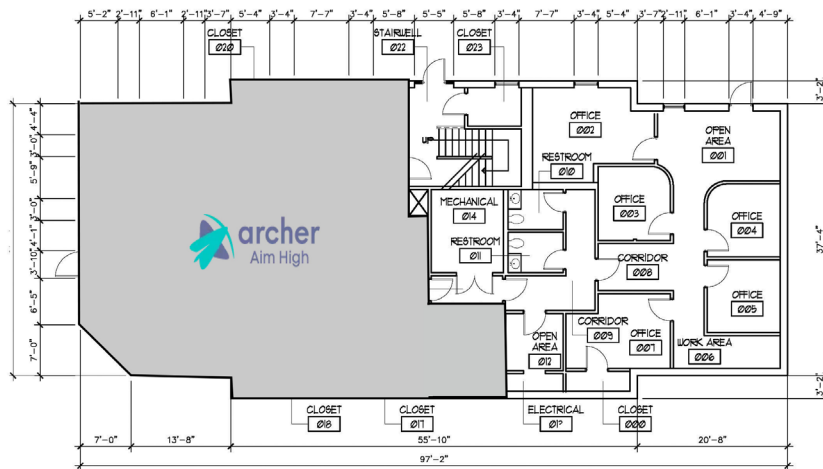


# Paper Mill Village Office

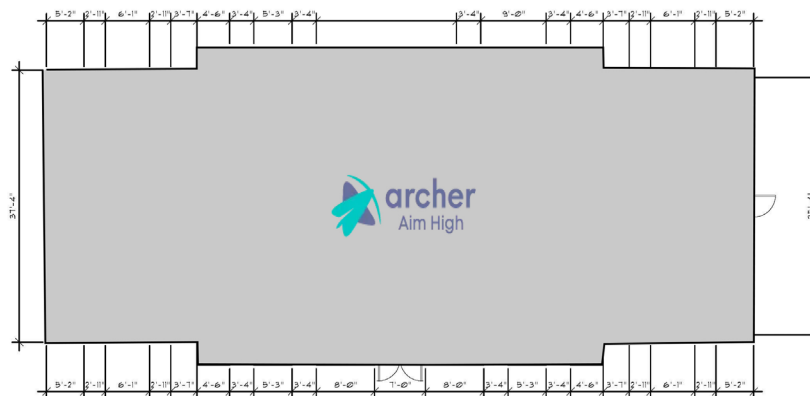
## Marietta, Georgia

37 Johnson Ferry Road, Marietta, GA 30068

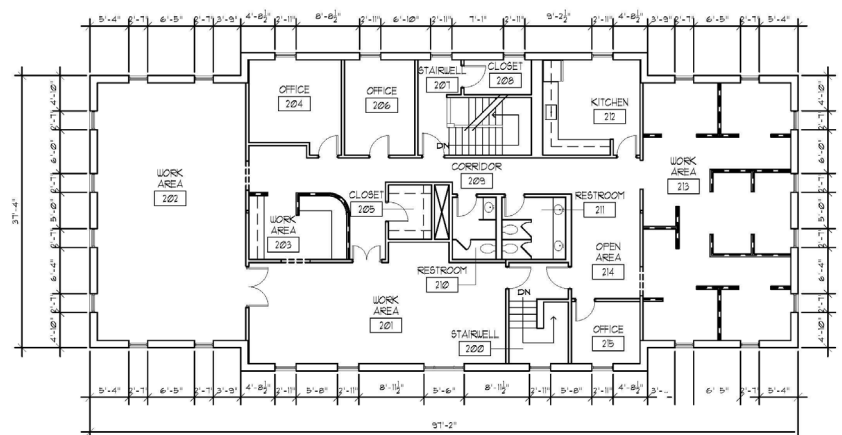
### Existing Floor Plans



### 2nd Floor 3,350 sf Leased



### 3rd Floor 3,605 sf Available



35 Johnson Ferry Road, Marietta, GA 30068  
770.956.8383 | benton.green@retailplanningcorp.com  
retailplanningcorp.com

RPC