



# MERCHANTS EXCHANGE

4400 ROSWELL ROAD, MARIETTA, COBB COUNTY, GEORGIA 30062

## PROPERTY HIGHLIGHTS

- » 130,013 SF shopping center anchored by LA Fitness located on the southeast quadrant of the signalized intersection of Upper Roswell Road and East Cobb Drive
- » Combined traffic counts of nearly 70,000 cars per day
- » Superior visibility and access with prominent pylon signage
- » Average HH income within a 1 mile radius - \$195,041 and 3 mile radius - \$176,032
- » Directly across Roswell Rd. from the Avenue East Cobb



130,013 SF



70,000 VPD



FEATURED AVAILABILITIES:

- » 1,440 SF Shop Space
- » 1,997 SF Shop Space

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SUITE	TENANT	SF
110	Picture Show	19,768
126	LA Fitness	48,420
127	Dance Stop	12,875
128	A Casabella	13,004
130	Nail Care Spa	8,400
136	JMZ	1,260
138	Salon Dekko	1,600
141	Goodwill	1,200
140	Kumon Learning	1,440
142	Glitz Waxing	1,200
146	AVAILABLE	1,440
148	Jersey Mike's	1,600
150	AVAILABLE	1,997
152	Katana Sushi & Hibachi	4,000
156	Big Liquor & Wine	3,725
157	CAVA	2,951
166	Mattress Firm	4,798
174	Barber Shop	822
TOTAL		130,013

- LEASED
- AVAILABLE
- COMING AVAILABLE
- NOT OWNED



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,781	60,751	194,928
AVERAGE HHI	\$195,041	\$176,032	\$144,584



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