

## RETAIL FOR LEASE

# PAPER MILL VILLAGE

137 Johnson Ferry Road, Marietta, GA 30068



### PROPERTY DESCRIPTION

Ready to go! Apx 2862sf Office with high ceilings painted black. Tenant mix of medical, professional and retail.

### PROPERTY HIGHLIGHTS

- Located in Paper Mill Village in East Cobb.
- Open floorplan with tall ceilings.
- Great for small office, practice or showroom.
- Minutes to Sandy Springs, I-285 and GA-400.

### OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	1
Available SF:	2,862 SF
Building Size:	25,759 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	572	2,650	5,467
Total Population	1,485	6,711	13,774
Average HH Income	\$189,591	\$181,369	\$179,733

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### ROCKY KAUFMANN

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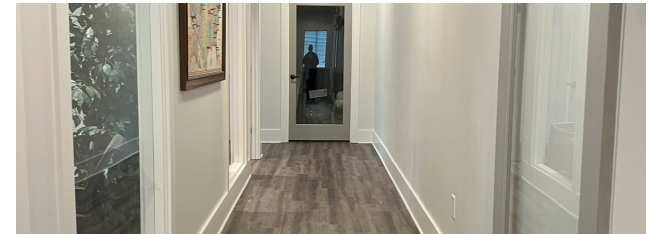
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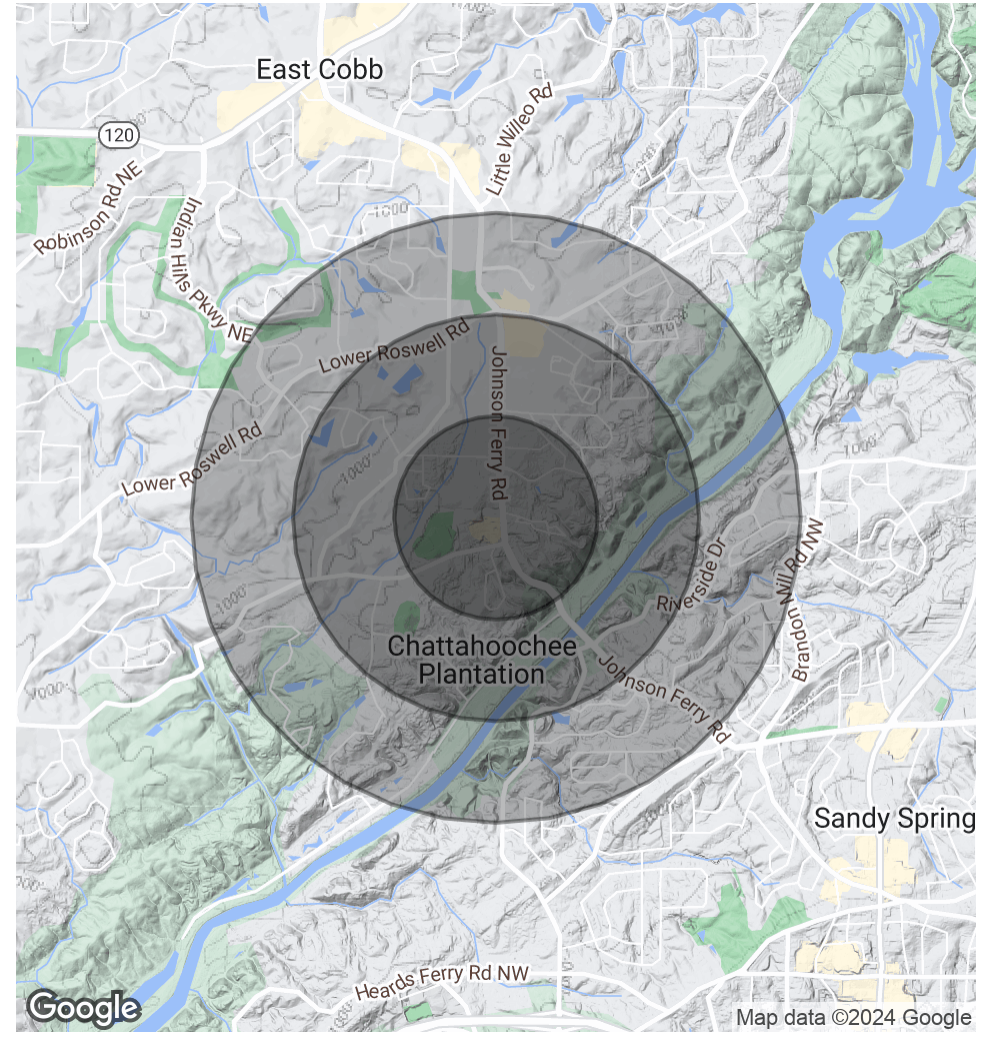


POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,485	6,711	13,774
Average Age	46.6	48.2	49.4
Average Age (Male)	49.2	49.0	49.6
Average Age (Female)	43.5	47.7	49.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	572	2,650	5,467
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$189,591	\$181,369	\$179,733
Average House Value	\$630,536	\$588,244	\$590,722

\* Demographic data derived from 2020 ACS - US Census



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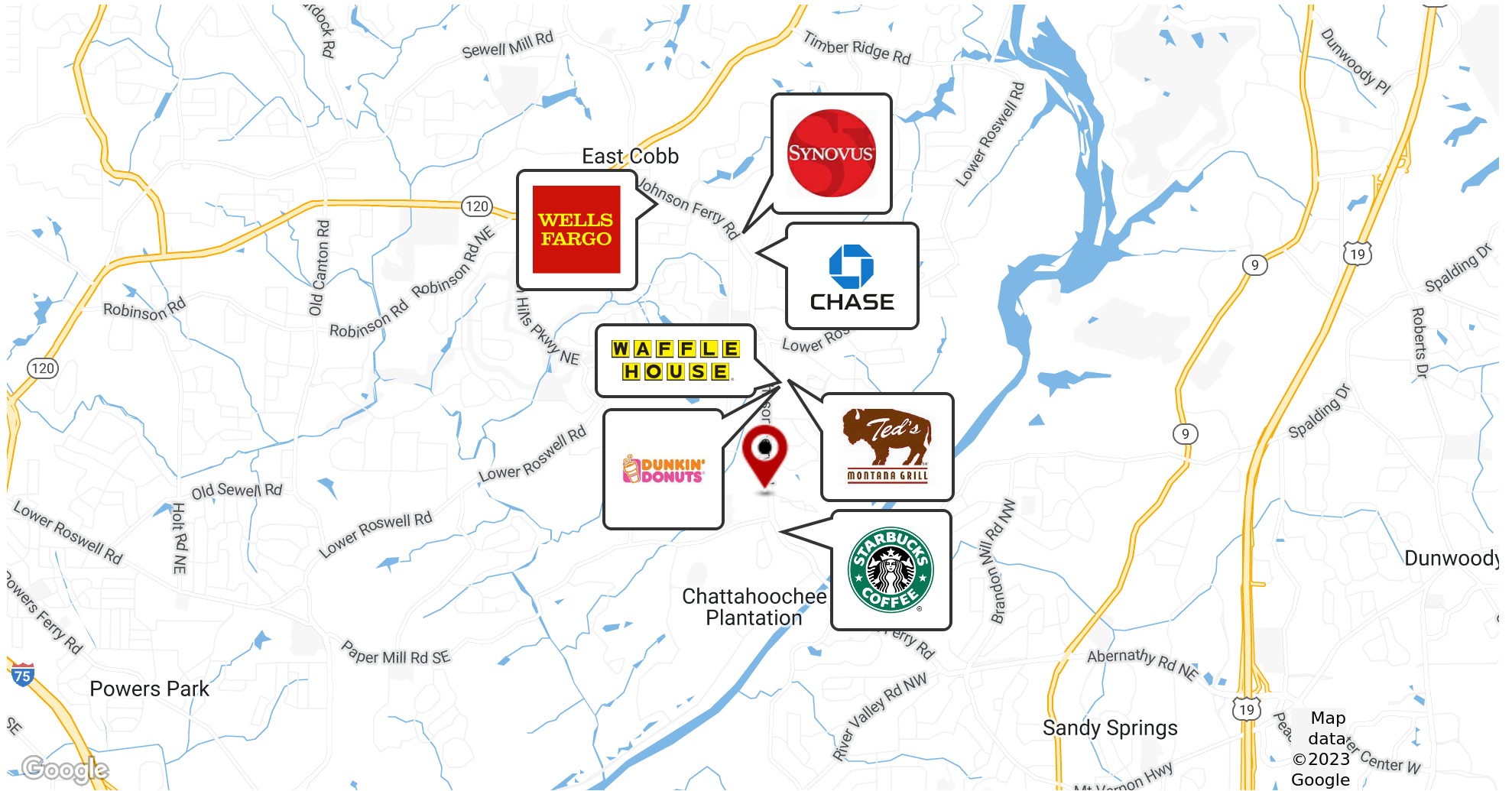
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