







# Village East

Positioned in the heart of Marietta's affluent eastern corridor near Johnson Ferry Road, Village East serves one of Metro Atlanta's most desirable residential markets with strong household incomes, educated demographics, and loyal consumer spending patterns. With over 50,000 vehicles passing daily, this location delivers the visibility and customer access that drives retail success in one of East Cobb's most desirable commercial corridors.

Area					
Demographics		1 MILE	3 MILE	5 MILE	
	2024				
	Population	6,434	64,954	192,479	
	Daytime				
	Population	5,719	23,513	97,243	
	2024				
	Households	2,409	23,955	79,493	
	Household				
	Income	\$186,674	\$227,709	\$178,898	



Village East

3822 Roswell Rd

Marietta, GA 30062

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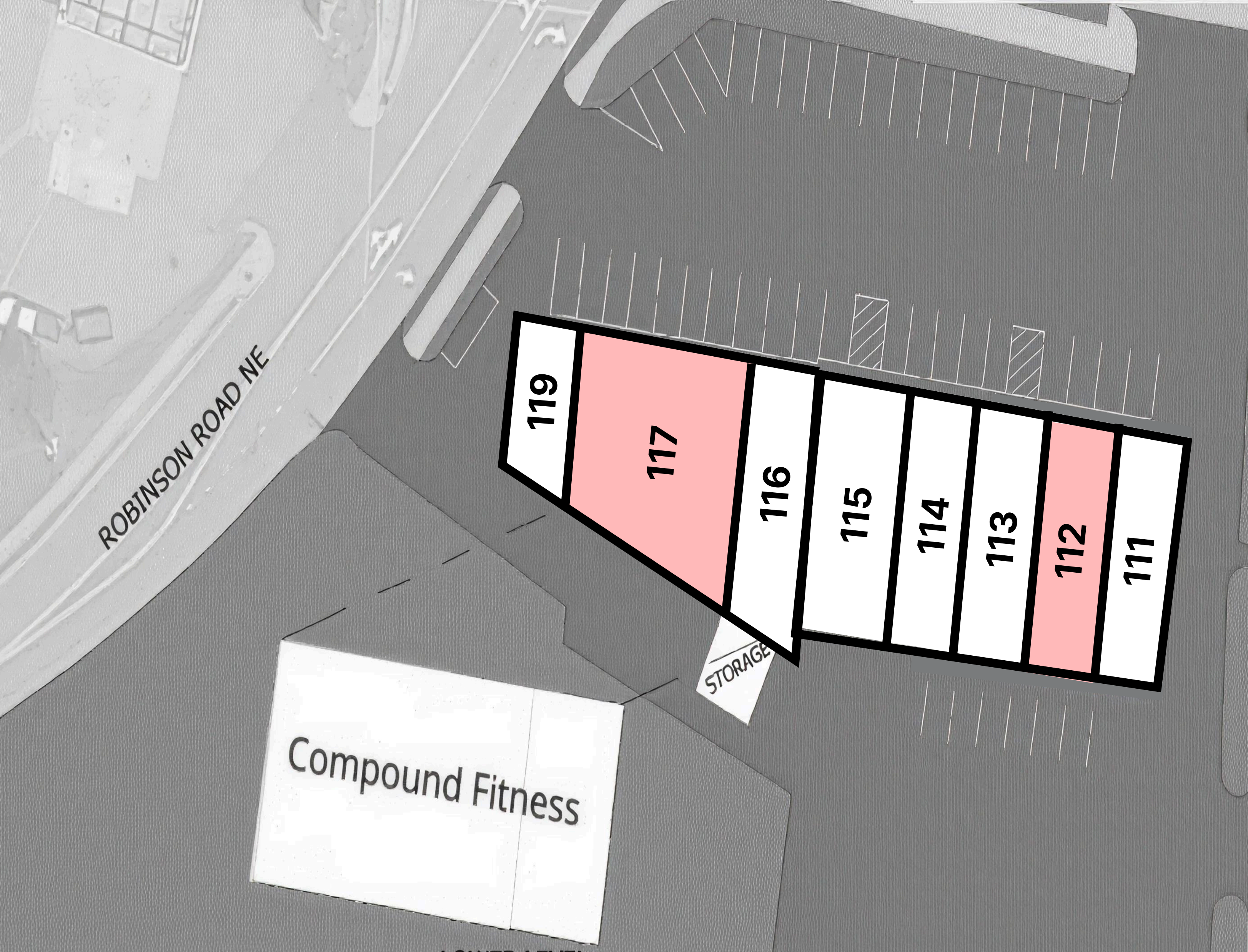
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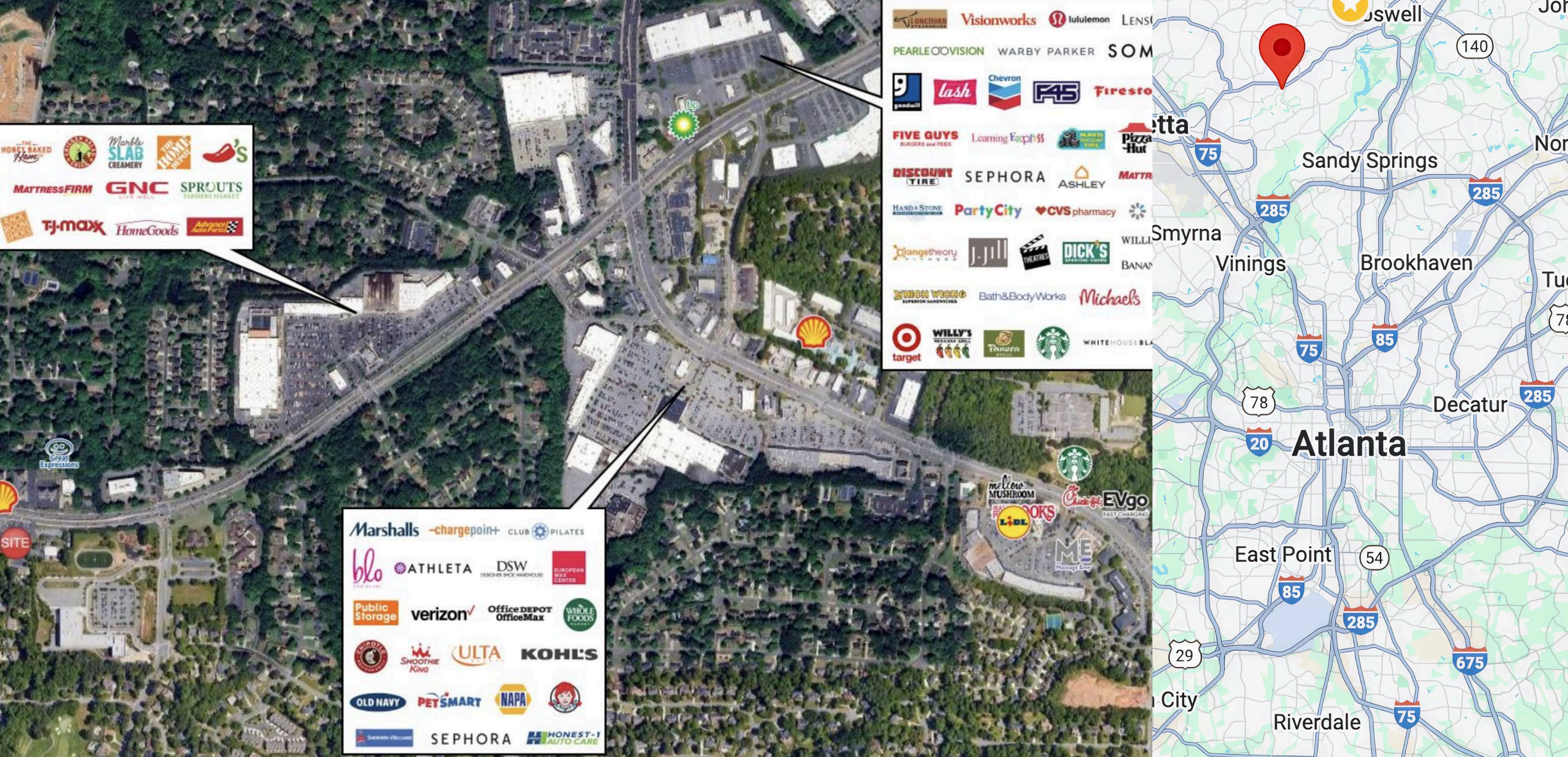
# Village East

Suite	Tenant	Square Feet
101	Stitched	3,800
111	Nail Salon	1,000
112	Retail Space Available	1,000
113	Chopsticks China Bistro	1,000
114-115	Janey's Gym	2,100
116	Joy's Upholstery	800
117	Retail Space Available	1,990
119	Owl Repair	750

**Superior Access & Visibility** Village East captures traffic from both eastbound and westbound lanes on Roswell Road, offering convenient customer access through a dedicated curb cut and a signalized intersection at Robinson Road NE. This dual-access configuration ensures maximum convenience for customers while providing prominent visibility from multiple approach angles on this heavily traveled corridor.

**Available:** 2,000 SF (Divisible) | High-Traffic GA-120 Location | 50,000+ VPD | Signalized Access





**High-Visibility Retail Opportunity in East Cobb's Premier Corridor** Exceptional exposure and accessibility define Village East, a strategically positioned retail center on GA-120 (Roswell Road) in Marietta, located less than one mile from the high-traffic intersection of GA-120 and Johnson Ferry Road.