

1272 JOHNSON FERRY RD

MARIETTA, GA 30068

FOR SALE

6,500 SQFT ON 0.43 ACRE LOT



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SWARTZ CO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to be the exclusive broker for this exceptional retail investment opportunity in East Cobb. Offered at \$3,500,000 for sale of the business and real estate, this listing presents a rare chance to acquire a high-visibility, free-standing retail property in one of metro Atlanta's most desirable submarkets.

Located at 1272 Johnson Ferry Rd, Marietta, GA 30068, the 6,500 square foot building is situated on a 0.43-acre lot with C3 zoning, offering premium street frontage along one of East Cobb's busiest commercial corridors. With more than 40,200 vehicles passing daily, excellent signage visibility, and convenient access, the property provides unmatched exposure in a high-income, densely populated trade area surrounded by national retailers and established neighborhoods.

This is a prime opportunity for investors or end-users seeking a flagship retail location in a market known for its stability and growth potential.

For more information or to schedule a confidential tour, please contact Esty Hoffman or Ryan Swartzberg.

HIGHLIGHTS

- \$3,500,000.00
- 6,500 SF
- Zoned C3 - Retail
- 0.43 Acre Lot
- East Cobb
- Parking Available

// LOCATION OVERVIEW



ABOUT THE AREA: COBB COUNTY

Cobb County is one of metro Atlanta's most attractive markets for commercial real estate investment, combining strong demographics, infrastructure, and economic stability. The county boasts a highly educated population, above-average household incomes, and consistent population growth, creating sustained demand across retail, office, and industrial sectors. Its strategic location along I-75 and I-285 provides excellent connectivity to Atlanta and the broader Southeast, while a pro-business climate and diverse economy—anchored by healthcare, logistics, corporate headquarters, and technology—make Cobb a reliable, growth-oriented market for investors seeking both stability and long-term appreciation.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	22,000	105,900	292,300
Avg. Household Income	\$154,900	\$146,600	\$116,300
Tot. Employees	17,100	83,400	236,900

// BROKER PROFILES



Esty Hoffman

Listing Agent
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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.



Ryan Swartzberg

Founder/Managing Broker
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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

A dark, atmospheric photograph of the Atlanta skyline at night, with city lights reflecting on the water in the foreground. The buildings are illuminated, and the sky is dark.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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