



COLUMBIA RETAIL MANAGEMENT

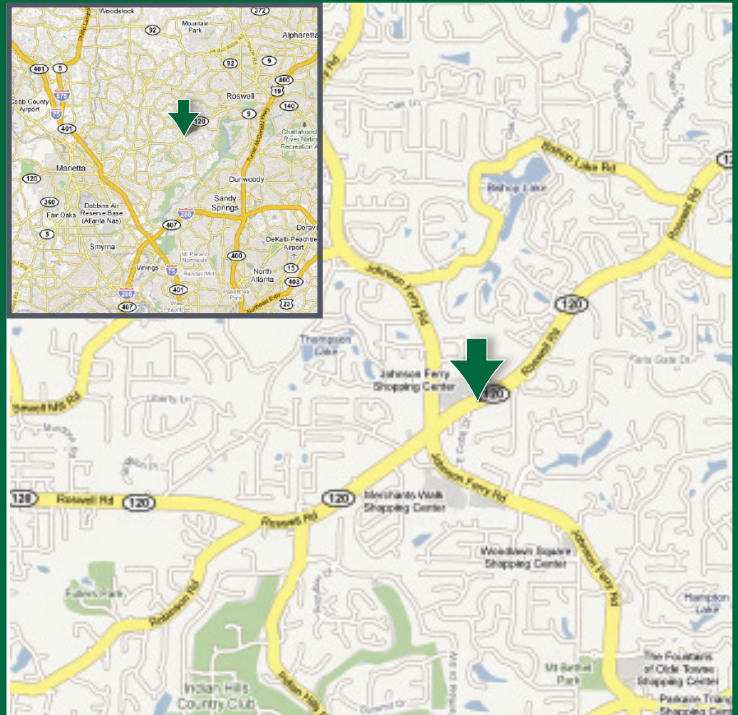
## Merchants Exchange



4400 Roswell Rd., Marietta, Cobb County Georgia 30062

### PROPERTY HIGHLIGHTS

- **2,640 SF COMING AVAILABLE JULY, 2019**
- 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 mi. radius - \$154,052 and 3 mi. radius - \$145,051.
- Directly across Roswell Rd. from the Avenue East Cobb.



FOR LEASING INFORMATION CALL OR EMAIL:  
Ms. Harman Jenkins · (678) 460-3122  
[hjenkins@columbiapropertiesinc.com](mailto:hjenkins@columbiapropertiesinc.com)

COLUMBIA RETAIL MANAGEMENT INC.  
1355 Terrell Mill Rd., Bldg. 1478, Ste. 200  
Marietta, Georgia 30067 Tel. (770) 953-6262



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### TENANT ANALYSIS

110 Picture Show Movie Theater	19,768 SF	141 Goodwill Donation Ctr.	1,200 SF	157 Zoe's Kitchen	2,951 SF
126 LA Fitness	48,420 SF	140 Kumon Learning Center	1,440 SF	166 Mattress Firm	4,798 SF
127 Dance Stop	12,875 SF	142 AVAILALBE JULY 1, 2019	2,640 SF	174 Merchants Exchange Barber Shop	822 SF
128 A Casabella	13,004 SF	148 Jersey Mike's	1,600 SF	<b>TOTAL</b>	<b>130,013 SF</b>
130 Nail Care Spa	8,400 SF	150 Relax and Wax	1,997 SF		
136 Lily's Alterations & Tailor	1,260 SF	152 Bamboo China Bistro	4,000 SF		
138 Great Clips	1,600 SF	156 Big Liquor & Wine	3,725 SF		

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