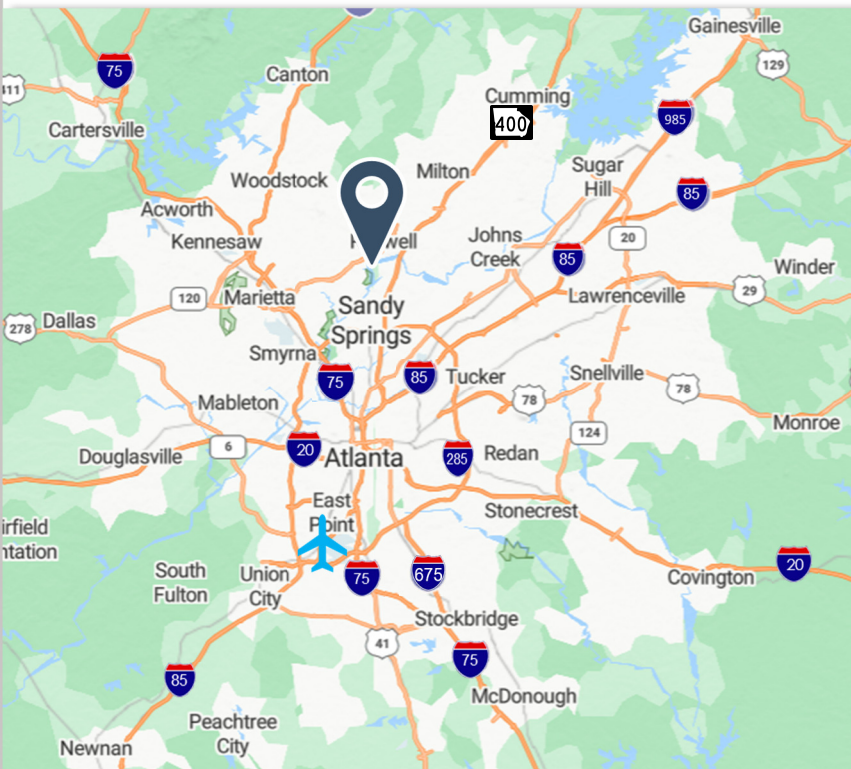


MERCHANTS EXCHANGE

4400 Roswell Road | Marietta, GA 30062 | Cobb County



Available Retail



PROPERTY INFORMATION:

Merchants Exchange is located at the high-traffic intersection of Roswell Road and East Cobb Drive in Marietta, Georgia. Renovated in 2021, the center is anchored by LA Fitness and Picture Show, bringing a stable draw of daily traffic. The Avenue East Cobb, an upscale lifestyle center, is across the street. The property is surrounded by dense, affluent residential communities.

PROPERTY HIGHLIGHTS:

Project GLA:	130,013 \pm SF
Available:	4,798 SF 12,875 SF (Coming Soon)
Pylon:	Available
Type:	Community Center
Parks:	607 \pm



Leasing Contact:
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Shannon@RetailLeasingAdvisors.net
www.RetailLeasingAdvisors.net

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*Up to 30,000 SF
may come available

SUITE	TENANTS	SF
110	Picture Show	19,768
126	LA Fitness	48,420
127	COMING SOON - Dance Stop	12,875
128	A Casabella	13,004
130	Nail Care Spa	8,400
136	JMZ	1,260
138	Salon Dekko	1,600
140	Goodwill Donation	1,200
141	Kumon Learning	1,440

SUITE	TENANTS	SF
142	Glitz Waxing	1,200
146	Fluffy Fluffy Dessert Café	1,440
148	Jersey Mike's	1,600
150	RECOVER	1,997
152	Katana Sushi & Hibachi	4,000
156	Big Liquor & Wine	3,725
157	CAVA	2,951
166	AVAILABLE	4,798
174	Barber Shop	822

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

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DEMOGRAPHICS

	3 Miles	5 Miles
Population	63,514	202,682
Households	22,083	79,494
Average HH Income	\$217,659	\$184,187
Daytime Population	61,599	197,399



DRIVE TIME

	10 Min	15 Min
Population	69,322	192,295
Households	24,244	74,762
Average HH Income	\$214,787	\$182,466
Daytime Population	70,004	189,131

LATITUDE | LONGITUDE
33.9852913 | -84.4228344

TRAFFIC COUNTS
Roswell Road 31,100 (East) | Roswell Road 38,600 (West)

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Columbia Properties Incorporated has developed more grocery anchored shopping centers than any other developer in Georgia since our inception in 1981. In addition to our development expertise, CPI continues to achieve recognition as one of Atlanta's most successful retail investment, leasing and management firms. We apply the same vigorous analysis and due diligence in providing investment recommendations for our partners and third-party clients as for ourselves. CPI has successfully established and fostered relationships with some of the most prominent grocery and retail tenants in the country.



Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments. We provide very individual attention to our Landlords, Developers and the Communities we serve.

RLA prides itself on being a small firm with the reach and resources of a large firm.

LEASING CONTACT:

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