

# Shallowford Falls

Marietta, GA



## Overview

Shallowford Falls is a 103,572 square foot, Kroger anchored shopping center located in the highly sought after East Cobb County, which is one of the wealthier and more densely-populated areas in the Atlanta MSA. The property is situated on the "going home" corner of the critical "T" intersection of Johnson Ferry Road and Shallowford Road in Marietta, Georgia, which serves as a regional commuter feeder to affluent Cobb County, as well as a nexus for surrounding high net worth neighborhoods. Johnson Ferry Road has a daily traffic count of approximately 33,000 vehicles per day, and within a one mile radius, the average household income exceeds \$145,000. Highly accredited public schools and ease of access to the major office markets of Cumberland, Perimeter, Buckhead and Downtown Atlanta have made this area one of the fastest growing suburban locations in Atlanta over the past two decades.

## Property Contact

Richard M. Wiles  
(404)832-8924  
rwiles@branchprop.com

## Property Detail

3162 Johnson Ferry Road  
Marietta, GA 30062  
GLA: 103,572

**Anchors:**  
Kroger,

## Demographics

	1 mile	3 mile	5 mile
Population	7,833	63,910	174,434
Avg HH Income (\$)	144,831	136,216	118,899
Med HH Income (\$)	111,455	110,281	94,210



# Shallowford Falls

Marietta, GA



## Site Summary

Suite	Tenant	Size
100	Unit Available	1200
105	Top Nail Spa Marietta	1713
110	Snowy Rolls Ice Cream	1500
120	Unit Available	713
125	Instant Shoe Repair	775
130	Hotworx	2000
140	Biscuits & More	2425
150	All Dental Care	2100
160	Ace Hardware	9836
200	Zeba Salon and Spa	1400
210	Unit Available	1075
220	Art of Health	1050
230	Skin Care by Gabriela	1500
250	Los Cazadores	3325
260	The UPS Store	1600
270	Premier Martial Arts	1600
300	Kroger	55696
400	iSpa	1005
420	Xengo Fusion Restaurant	3924
430	Coder School	1399
440	Peach Out Power Yoga	1447
450	J Drapery	1489
500	Crown Cleaners	3900
510	Not Leasable	900

