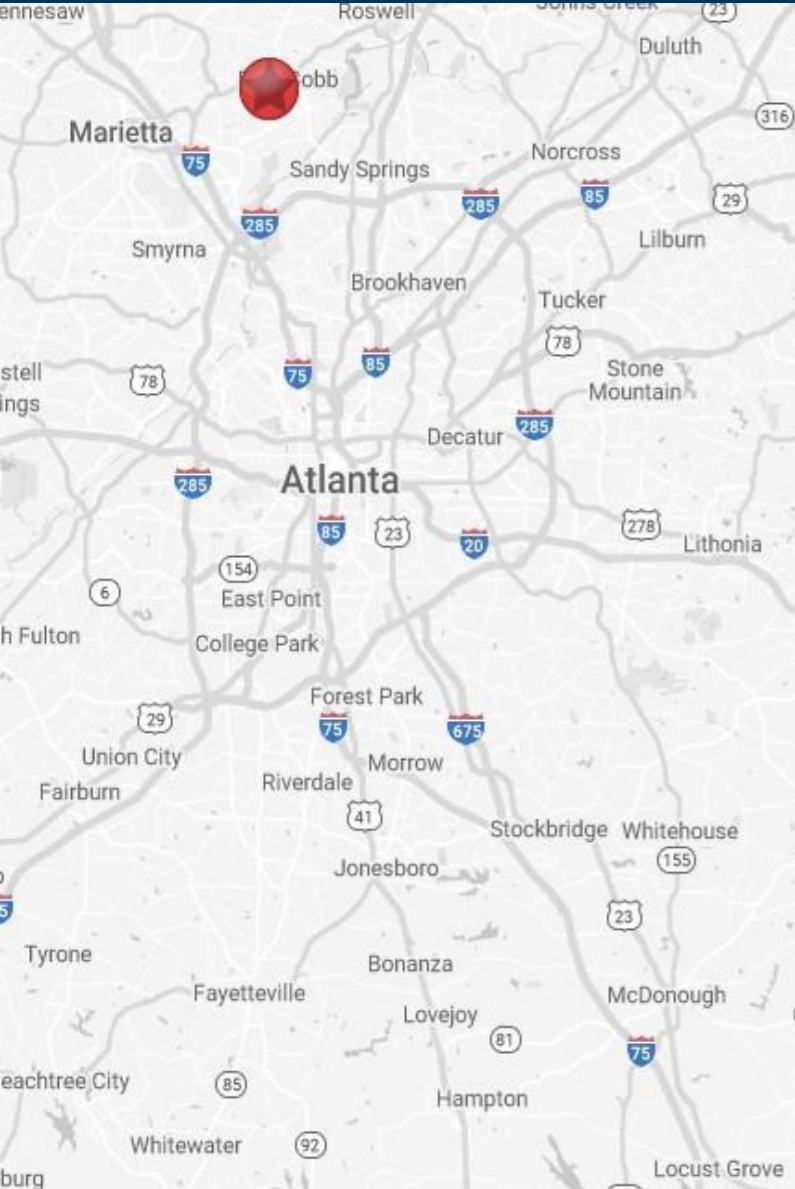


Village East

3822 Roswell Rd
Marietta, GA 30062



Leasing Contacts

Allie Hodge
678-501-5342
allie@riverwoodproperties.com

Property Highlights

- Village East is located on GA-120 less than a mile from the intersection of GA-120 and Johnson Ferry Road in Marietta, Georgia.
- This center offers excellent visibility and access to eastbound and westbound traffic on Roswell Road through one curb cut and a signalized intersection on Robinson Road NE.
- Over 50,000 VPD
- Retail Spaces Available | 3,800 SF

Village East

117 Bookmiser 1,990

113 Chopsticks China Bistro 1,000

101 Retail Space Available 3,800

114-115 Janey's Gym 2,100

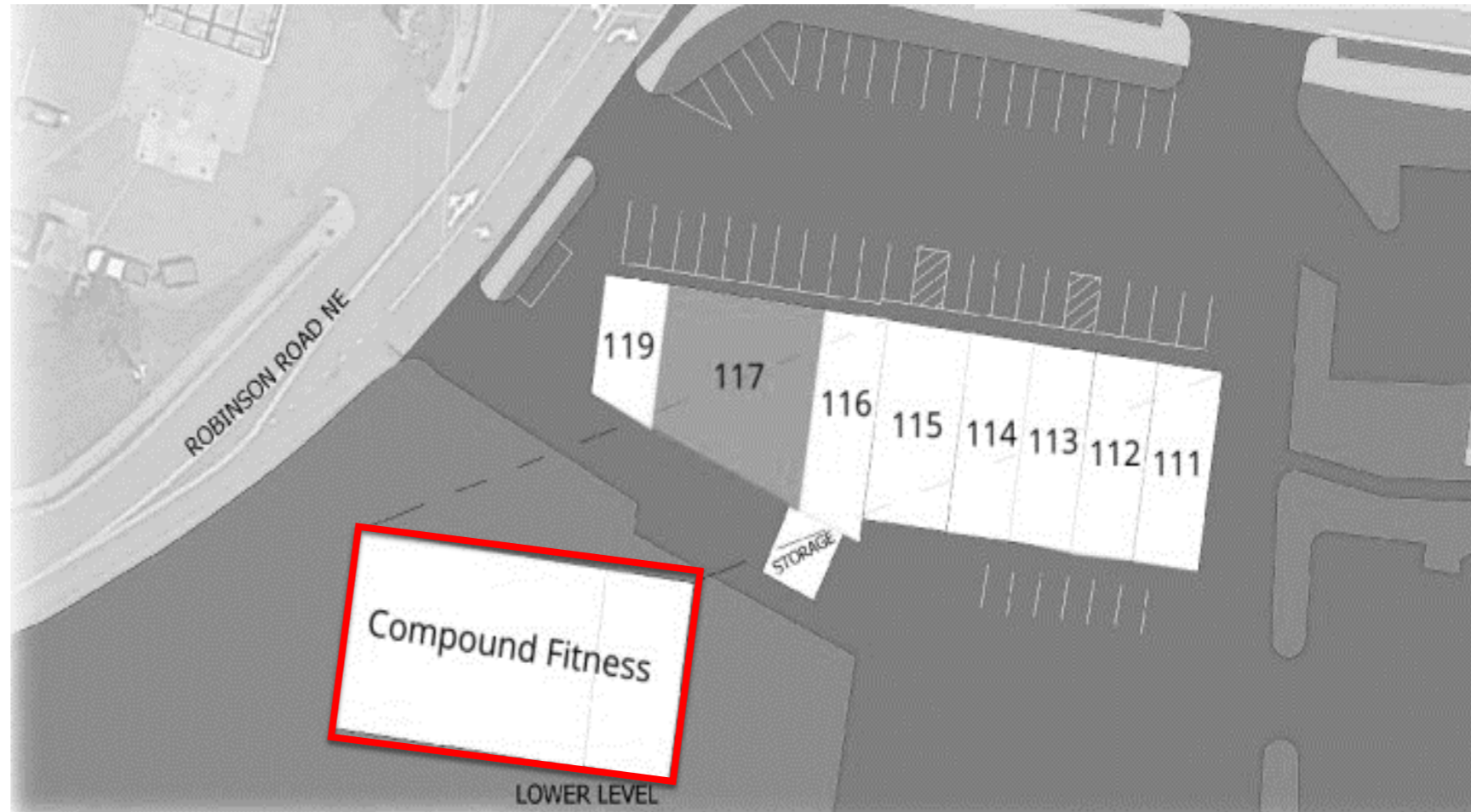
116 Joy's Upholstery 800

111-112 Lili Nails 2,000

119 Owl Repair 750

GLA 12,540

Availability 3,800 SF



VILLAGE EAST Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	6,434
3 MILE	64,954
5 MILE	192,479



2023 Daytime
Population

1 MILE	5,719
3 MILE	23,513
5 MILE	97,243



Household 2023

1 MILE	2,409
3 MILE	23,955
5 MILE	79,493



Household
Income

1 MILE	\$186,674
3 MILE	\$227,709
5 MILE	\$178,898

Callout Box 1 (Top Left):

- GameStop, THE HONEY BAKED Home, Marble SLAB CREAMERY, FIVE BEL'W, MATTRESS FIRM, GNC, SPROUTS, Great Clips, TJ-MAXX, HomeGoods, Advanced Auto Parts

Callout Box 2 (Top Right):

- VISIONWORKS, LULULEMON, LENS CRAFTERS, PEARLE OOVISION, WARBY PARKER, SOMA, TRADER JOE'S, lash, Chevron, F45, Firestone, CAVA, FIVE GUYS, Learning Express, Learning Express, Pizza Hut, PS.A. BANK, DISCOUNT TIRE, SEPHORA, ASHLEY, MATTRESS FIRM, LOFT, ANN TAYLOR, PartyCity, CVS pharmacy, PACIFIC, TALBOTS, J. Jill, DICK'S, WILLIAMS-SONOMA, BANANA REPUBLIC, chico's, Bath & Body Works, Michaels, POTTERY BARN, Arby's, target, WILLY'S, Starbucks, WHITE HOUSE BLACK MARKET, LA FITNESS

Callout Box 3 (Bottom Center):

- Marshall's, chargepoint, CLUB PILATES, blo, ATHLETA, DSW, EUROPEAN WALK CENTER, Public Storage, verizon, Office DEPOT, OfficeMax, WHOLE FOODS, SMOOTHIE KING, ULTA, KOHL'S, OLD NAVY, PET SMART, NAPA, SEPHORA, HONEST-1 AUTO CARE

Map Labels: Shell, Public Storage, SITE, Expressions, mellow MUSHROOM, L+DL, Chick-fil-A, EVgo, petco, Publix, SEMA CONNECT, FIRST WATCH, CVS pharmacy

VILLAGE EAST

Trade Area Overview