



GARNER
GROUP

PROPERTY HIGHLIGHTS

◆ ACCENT MARIETTA

- » Mixed Use Development
- » 236 brand new, Class A apartments delivering 2026
- » Additional 39 Fee Simple Townhomes for Sale
- » Existing Studio Movie Grill
- » Convenient Access to/from I-75 HOV lane
- » Over 27,200 cars per day on Roswell Road
- » Major retailers nearby include Walmart, Sams Club, Chick-Fil-A, Planet Fitness

◆ SHOPS @ ACCENT MARIETTA

- » Complete retail redevelopment with 14,500 SF available to lease
- » Delivering Spring 2026
- » Restaurant space with Patio
- » End Cap and In-Line opportunities

SHOPS @ ACCENT MARIETTA

80 Powers Ferry Road, Marietta, GA 30067



Shops @ Accent Marietta

LEASING INQUIRIES PLEASE CONTACT

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SHOPS @ ACCENT MARIETTA

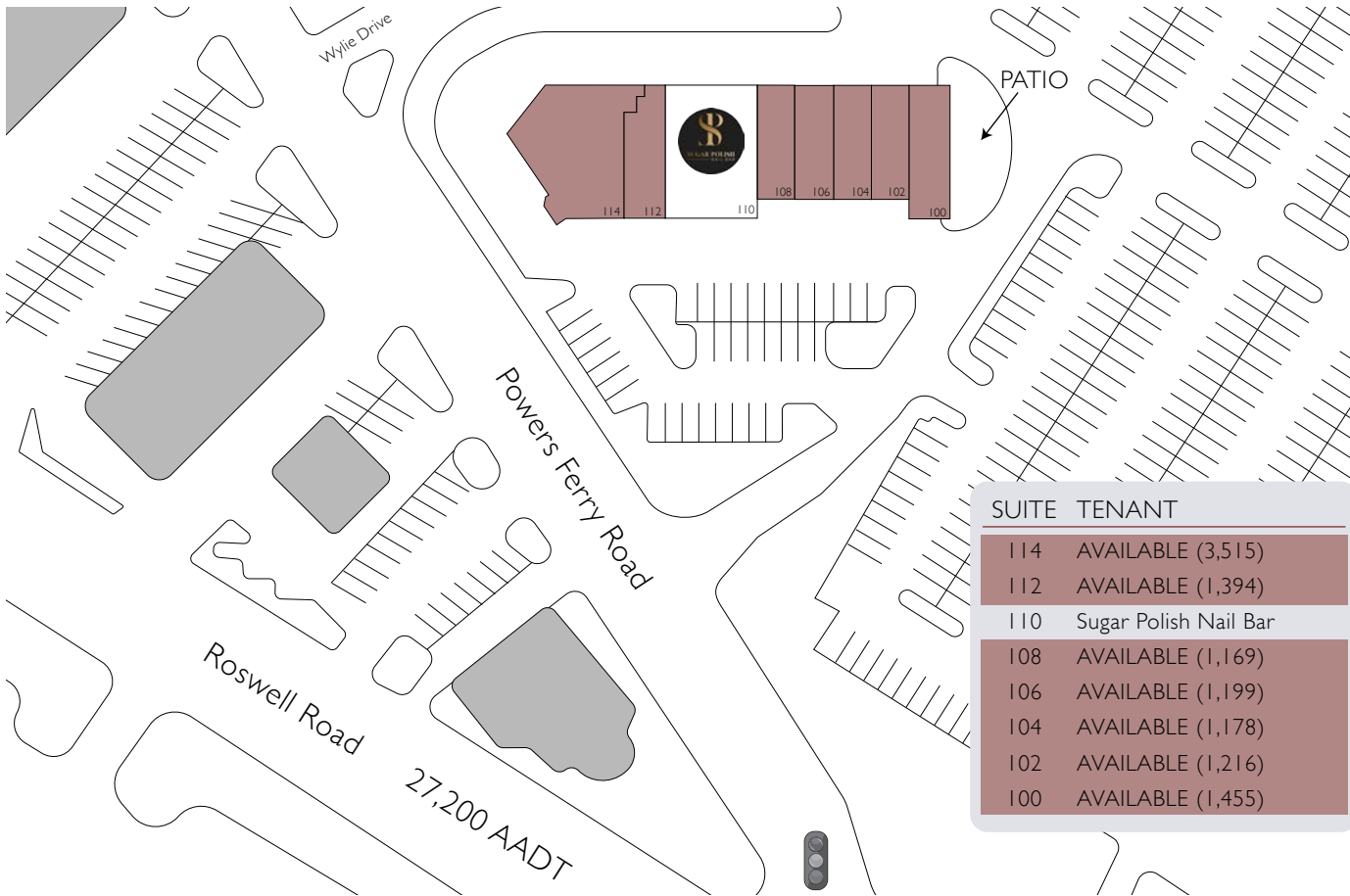
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DEMOGRAPHICS

5 Mile

Total Population	222,892
Average Household Income	\$124,846
Traffic Counts (AADT)	27,200 (Roswell Road)



SUITE	TENANT
114	AVAILABLE (3,515)
112	AVAILABLE (1,394)
110	Sugar Polish Nail Bar
108	AVAILABLE (1,169)
106	AVAILABLE (1,199)
104	AVAILABLE (1,178)
102	AVAILABLE (1,216)
100	AVAILABLE (1,455)



Rendering of Proposed Redevelopment



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