

# MARIETTA COMMERCIAL PLAZA

562 WYLIE ROAD SE  
MARIETTA, GA 30067



**FOR LEASE**



**SUITE 17: 3,200 SF OPEN PLAN**  
**SUITE 2: 3,800 SF FLEX SPACE**

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- **Suite 2: Flex space with warehouse and 8' wide roll-up door**
- Property is located in a **Federal Opportunity Zone providing tax benefits**
- CRC Zoning | Suitable for retail, flex, or office use
- Median property value = \$389,800 (2023) | 18% growth in 1-year
- High traffic Intersection of **Cobb Pkwy and GA-120**
- 0.5 miles from I-75 exit 263, the **Big Chicken**, and **Kennesaw State University**
- **Rental Rate: \$19.00/SF base rent + \$3.00/SF CAM**



**SUITE 2**  
**3,800 SF**



**OD Fitness**



**SUITE 17  
3,200 SF**





## NEW NEARBY DEVELOPMENTS



**New apartment building** built directly behind the shopping center

- New development across the street
- 150 townhomes | \$500,000+ home values

