

MARIETTA COMMERCIAL PLAZA

562 WYLIE RD SE, MARIETTA, GA 30067



FOR LEASE

Suite 2: 3,800 SF Flex Space with warehouse

Suite 4: 1,600 SF Retail/Office Space

Suite 24: 14,000 SF Event Hall

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- **Suite 2:** Flex space with warehouse and **8 FT wide roll-up door**
- **Suite 24:** Established **Event Hall business** for sale
- **CRC Zoning:** Approved for retail, office, or flex uses
- **High Visibility:** Located at the intersection of **Cobb Pkwy & S Marietta Pkwy**
- **Strategic Access:** 0.5 miles from **I-75, KSU, and The Big Chicken**
- **Rental Rate:** \$14 - \$24/SF Base + \$3.00/SF NNN
- **Tax Benefits:** Located in a **Federal Opportunity Zone**



SUITE 2
3,800 SF
\$16/SF NNN





SUITE 4
1,600 SF
\$24/SF NNN





SUITE 24
14,000 SF
\$14/SF NNN



New apartment building built directly behind the shopping center



NEW NEARBY DEVELOPMENTS



- New development across the street
- 150 townhomes at \$600,000+ values

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LOCATION



LOCATION HIGHLIGHTS

- **Strategic Connectivity:** Located 0.5 miles from I-75 (Exit 263), providing seamless regional access and a direct link to the greater Atlanta MSA.
- **Traffic Counts (2024):**
 - I-75: 238,000 VPD
 - Cobb Parkway: 29,700 VPD
 - Marietta Parkway: 45,100 VPD



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DEMOGRAPHICS



Radius	1-mile	3-miles	5-miles
Population	11,536	86,724	328,318
Households	3,765	35,273	136,866
Median Age	30.20	35.40	37.30
Average HH Income	\$66,352	\$96,562	\$114,477
Daytime Employees	7,247	62,683	184,746
Population Growth '25-'30	+5.40%	+3.36%	+4.29%
Household Growth '25-'30	+5.68%	+3.31%	+4.36%

SOURCE: COSTAR / US CENSUS BUREAU 2026 ESTIMATES.

DEMOGRAPHIC HIGHLIGHTS

- **Rapid Local Growth:** Projected **5.4%+ population increase** within 1 mile through 2030.
- **High-Income Trade Area:** Average Household Income exceeds **\$114,000** within a 5-mile radius.
- **Major Daytime Population:** Over **184,000 daytime employees** nearby, driving consistent weekday traffic.
- **Massive Reach:** Access to a dense population of over **328,000 residents** within 5 miles.