

MARIETTA COMMERCIAL PLAZA

562 WYLIE ROAD SE
MARIETTA, GA 30067



SUITE 2: 3,800 SF FLEX SPACE

SUITE 4: 1,600 SF OFFICE/RETAIL

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- **Suite 2: Flex space with warehouse and an 8' wide roll-up door**
- Located in a **Federal Opportunity Zone** offering significant tax incentives
- CRC Zoning – Suitable for retail, office, or flex uses
- Median property value = \$389,800 (2024) – 18% year-over-year growth
- 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: \$16-24/SF base rent + \$3.00/SF NNN**



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





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



NEW NEARBY DEVELOPMENTS



New apartment building built directly behind the shopping center



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