

# Lease Availability Report

**562 Wylie Rd SE - Marietta Commercial Plaza**  
 Marietta, GA 30067 - Kennesaw/NW Cobb Ret Submarket



## BUILDING

Type:	<b>Retail Condo</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1985; Renov 2006</b>
GLA:	<b>48,800 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>48,800 SF</b>
Docks:	<b>3 ext</b>

## AVAILABILITY

Min Divisible:	<b>1,600 SF</b>
Max Contig:	<b>14,000 SF</b>
Total Available:	<b>23,700 SF</b>
Asking Rent:	<b>\$\$10.00 - \$14.00/NNN</b>

## EXPENSES PER SF

Taxes:	<b>\$0.14 (2018)</b>
Opex:	<b>\$1.35 (2011-Est)</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Off/Ret	Relet	4,000	4,000	4,000	\$13.00/NNN	Vacant	Negotiable
<p><i>Kota Properties, Inc. - Ira Jacoby (770) 779-9384, Jon Kontopidis (678) 556-5886</i>                      Great looking corner unit perfect for an office or retail establishment. End-Cap unit with potential drive-through. Drive-through path and window already in place. Flexible space with an 8 foot wide industrial roll-up door in the back. Contains three bathrooms with a small kitchenette. Brand new paint job in bright, bold colors. Corner unit has ample parking.</p>									
P 1st	24	Off/Ret	Relet	14,000	14,000	14,000	\$10.00 - 11.00/NNN	120 Days	3 - 10 Yrs
<p><i>Kota Properties, Inc. - Ira Jacoby (770) 779-9384, Jon Kontopidis (678) 556-5886</i>                      Would be well suited for a large flooring company show room or something similar. Any sort of furniture, flooring, lighting, interior decorating showroom would work well here. Space has previously been used as a flooring company showroom and an art &amp; antiques market. Flexible subdivision options available. Enticing corner unit with wrap-around side windows and a side entrance.</p>									
P 1st	6	Off/Ret	Relet	1,600	1,600	1,600	\$14.00/NNN	Vacant	3 - 5 Yrs
<p><i>Kota Properties, Inc. - Ira Jacoby (770) 779-9384, Jon Kontopidis (678) 556-5886</i>                      A popular grocery store is moving in next door and a bathroom still needs to be put into this 1,600 SF space. It's the last small space available in a very desirable, growing strip center. The space is pretty much a white box with an open floor plan.</p>									
P 1st	12	Retail	Relet	2,500	2,500	2,500	\$14.00/NNN	Vacant	3 - 5 Yrs
<p><i>Kota Properties, Inc. - Ira Jacoby (770) 779-9384, Jon Kontopidis (678) 556-5886</i>                      Unique office space available. The space contains 8 private offices, a lobby/reception area, and a large conference room.</p>									
P 1st	5	Retail	Relet	1,600	1,600	1,600	\$14.00/NNN	Apr 2019	3 - 5 Yrs
<p><i>Kota Properties, Inc. - Ira Jacoby (770) 779-9384, Jon Kontopidis (678) 556-5886</i>                      Open floor plan. Suitable for office or retail. Can potentially be combined with Suite 6 for a 3,200 sf space.</p>									

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## LEASING COMPANY

Company: Kota Properties, Inc.  
Contacts: Ira Jacoby (770) 779-9384, Jon Kontopidis (678) 556-5886

## SALE

Last Sale: Sold on Mar 31, 2011 for \$1,250,000 (\$25.61/SF)

## AMENITIES

Bus Line, Hotel, Pylon Sign, Signage

## KEY TENANTS

Linked Up Church, Inc.	12,200 SF	Good Mews Flea Market	5,113 SF
Shezmu Cellars Shezmu Cellars Shezmu Cellars	3,510 SF	Peopleready	3,236 SF
Bag Depot	3,000 SF	Mini Gadgets, LLC	3,000 SF

## TRAFFIC & FRONTAGE

Traffic Volume: 40,180 on S Marietta Pkwy & Franklin Rd (2017)  
37,621 on Cobb Pkwy S & New Hope Rd (2011)  
Frontage: 777' on Wylie Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking: 167 free Surface Spaces are available; Ratio of 4.04/1,000 SF  
Airport: 30 minute drive to Hartsfield-Jackson Atlanta International Airport  
Walk Score ®: Somewhat Walkable (57)  
Transit Score ®: Some Transit (33)

## BUILDING NOTES

The property is located in the northwestern portion of the Atlanta metropolitan area in the central sector of Cobb County, within the city limits of Marietta approximately fifteen miles northwest of the Atlanta Central Business District. The site is located on the western side of Wylie Road, just south of the intersection at South Marietta Parkway (4 lane) approximately three-quarters of a mile west of Interstate 75 and one-half mile east of Cobb Parkway (4 lane), as well as being approximately four miles north of Interstate 285. South Marietta Parkway and Cobb Parkway are a major intersection. The general area location is highly populated and surrounded by heavy retail and office developments.