

Properties for Lease

1 562 Wylie Rd SE, Marietta, GA 30067



Property Details

Total Space Available	19,010 SF
Rental Rate Yr	\$8 - 11 /SF/Yr
Min. Divisible	1,500 SF
Max. Contiguous	14,000 SF
Property Type	Retail
Property Sub-type	Community Center
Additional Sub-types	Office Showroom Office Building Retail (Other)
Gross Leasable Area	48,590 SF
Year Built	1984
Anchor Tenants	Labor Ready Mini Gadgets
Lot Size	3.85 AC
Cross Streets	I-120 and Wylie Rd
Zoning Description	CRC
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 24	14,000 SF	\$8 - \$10 /SF/Yr	3,000 SF	14,000 SF	NNN	Now	Former Showroom for GA Floors. Currently leased as a high-end art/antique gallery. Willing to subdivide or alter current layout to suite tenants needs. Or owners interested in selling the business.	
Suite 3	3,510 SF	\$8 - \$10 /SF/Yr	3,510 SF	3,510 SF	NNN	Now	Perfect for retail or office space	
15	1,500 SF	\$10 - \$11 /SF/Yr	1,500 SF	1,500 SF	NNN		Perfect for small office	

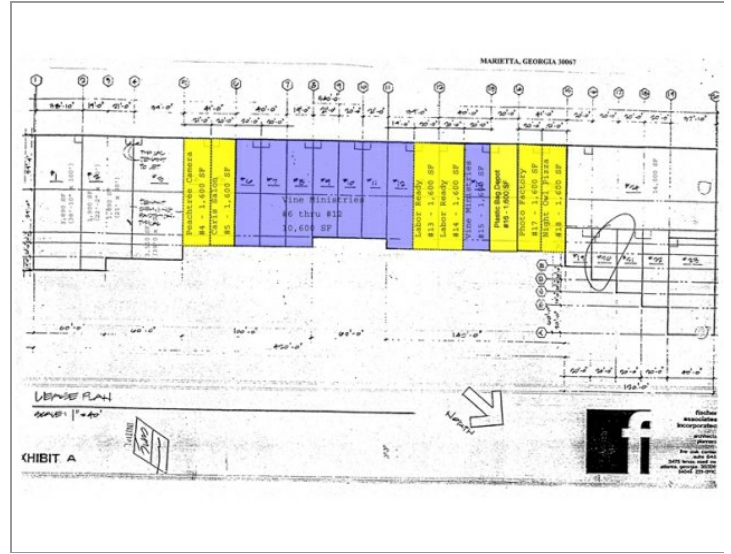
Property Description

Rent Concessions & TI Allowance for Qualified Tenants Located in the Opportunity Zone. Which offers tax credits to qualified business that create two or more additional jobs. For more information check out their website <http://www.mariettaga.gov/city/businesses/ecodev/tradhome/oppzones> 1,500 & 3,510 office/retail suites available. 14,000 sf showroom space is currently leased to a High-End Art/Antique Gallery. Unique opportunity for Gallery operator, owners willing to sell existing business or lease new concept. Willing to subdivide or alter current layout to suite tenants needs. Plenty of parking and rear access for each unit with roll-up door. Great tenant mix including Labor Ready, Market Place 120 (art/ antique gallery), Night Owl Pizza, Streamline Fitness, Bag Depot, New Age Consulting, Peachtree Camera and Video, I-75 Bingo and Mini Gadgets.

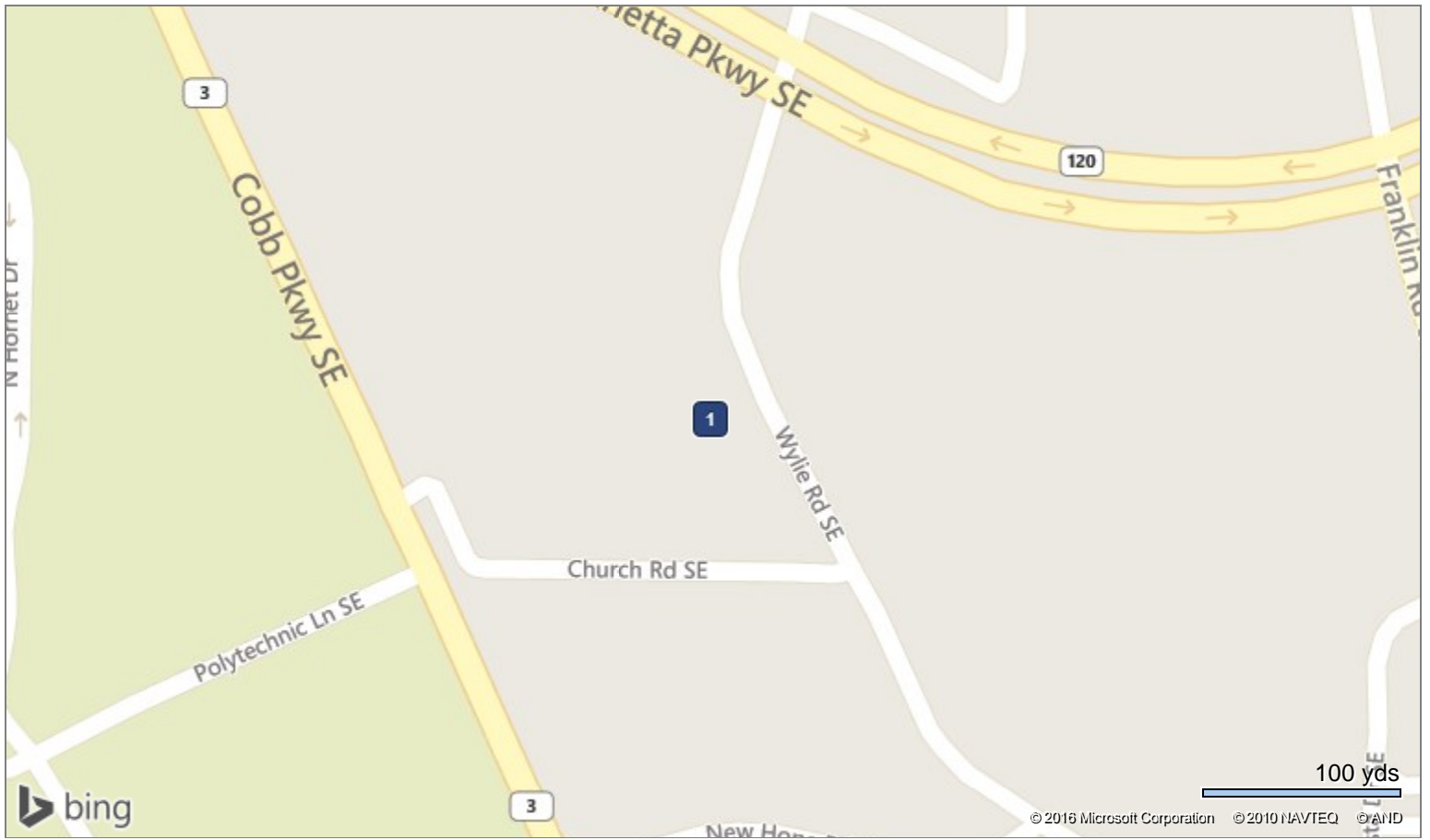
Location Description

Fantastic location off of South 120 Loop in Marietta, less than half a mile from I-75. Very easy access from Marietta, Kennesaw, Smyrna and Atlanta. Easy access from bus line and driving. Wylie Rd is directly off of the S 120 Loop (South Marietta Pkwy), less than 1/2 mile from I-75. Behind bowling alley on Cobb Pkwy with pass through roads.

Photos



Map



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Marietta, GA 30067
