

FOR LEASE

2665 Pine Grove Rd., Ste. 200
Cumming, GA 30041

Available

4,000 Sq. Ft.



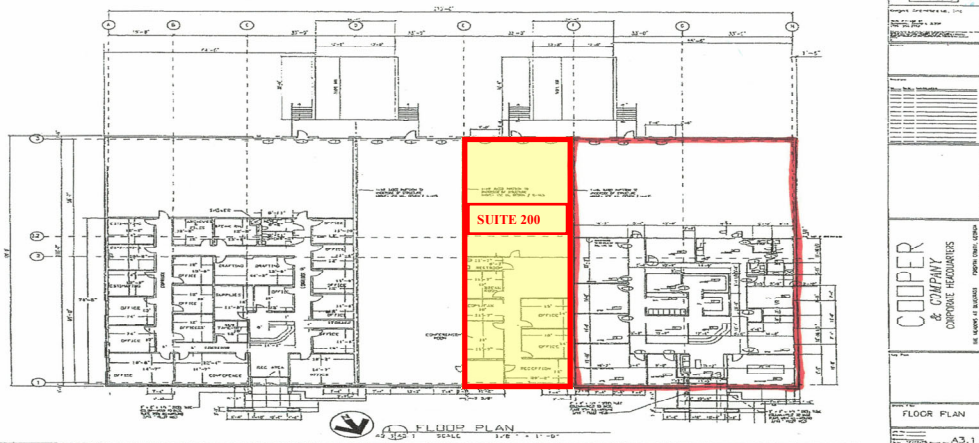
Rental Rate:
\$14.00 per sq. ft. (NNN)
\$1.85 per s.f. (Taxes, Ins., and C.A.M.)

Excellent Demographics:

| | 0-1 Mile | 0-3 Miles | 0-5 Miles |
|------------------------------|-----------|-----------|-----------|
| 2024 Est. Average HH Income | \$197,241 | \$176,879 | \$160,751 |
| Population 2024 (Estimate) | 4,474 | 60,172 | 179,504 |
| Population 2029 (Projection) | 5,188 | 67,708 | 197,912 |



- ### PROPERTY HIGHLIGHTS
- Office - +/- 2,500 sq. ft.
 - W/H - +/- 1,500 sq. ft.
 - Total - +/- 4,000 sq. ft.
 - 16' Clear Height
 - (1) D/H (9' x 10')
 - (1) D/I (9' x 10')
 - Great Visibility
 - M-1 Zoning
 - 48 Parking Spaces
 - (6) Private Offices
 - (1) Conference Room
 - (1) Work/Lab Room
 - (1) Restroom
 - Available November, 2024
 - Forsyth County



For Leasing Information:
Philip Hollier
770-814-0061
philip@nygaardproperties.com
www.nygaardproperties.com

