

# FOR LEASE

## OLDE TOWNE SHOPPING CENTER



216 Atlanta Road Suite D  
Cumming, Georgia 30040

◆ Suite 216 D - 1100 +/- SQUARE FEET

### Rental Rate:

- ◆ \$13 SF/YR: \$1,192.00 base rent per month + CAM
- ◆ CAM: \$4.00 SF/YR: \$367.00 per month

### PROPERTY DESCRIPTION:

- ◆ OLDE TOWNE SHOPPING CENTER
- ◆ PYLON SIGN ON ATLANTA HWY
- ◆ SIGNAGE ON BUILDING

### INTERIOR DESCRIPTION:

- ◆ 1 Free month Rent for qualified tenant's for a 3-5 year lease term!
- ◆ 1,100 +/- SF
- ◆ Open concept with back office and 1 private restroom.
- ◆ Can be combined w/ Suite E if more space is needed.
- ◆ New LVT Flooring throughout!
- ◆ New Paint!

### LOCATION:

- ◆ Downtown Cumming
- ◆ Near City of Cumming Square
- ◆ Minutes from GA 400 via Exit 15
- ◆ Abundant Parking

### EXCELLENT RETAIL LOCATION

Call Agent For Additional Leasing Information



## BAGLEY COMMERCIAL PROPERTIES

Doug Sills, Associate Broker  
Cell (678) 923-5538

[doug@bagleycommercial.com](mailto:doug@bagleycommercial.com)

ALL INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED.

## INTERIOR PHOTOS 216 Atlanta Rd Suite D

- ⇒ NEW LVT FLOORING JUST INSTALLED!
- ⇒ NEW PAINT!
- ⇒ LANDLORD OFFERING 1 FREE MONTH RENT FOR QUALIFIED TENANT WHO SIGNS A 3-5 YEAR LEASE TERM!
- ⇒ OPEN CONCEPT W/ 1 REAR OFFICE & BATHROOM.



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SQUARE FOOTAGE IS APPROXIMATE AND MUST BE VERIFIED BY THE TENANT.

104 Pilgrim Village Drive Suite 400 - Cumming, Ga. 30040 - Office: (770) 781-5935 - [www.bagleycommercial.com](http://www.bagleycommercial.com)



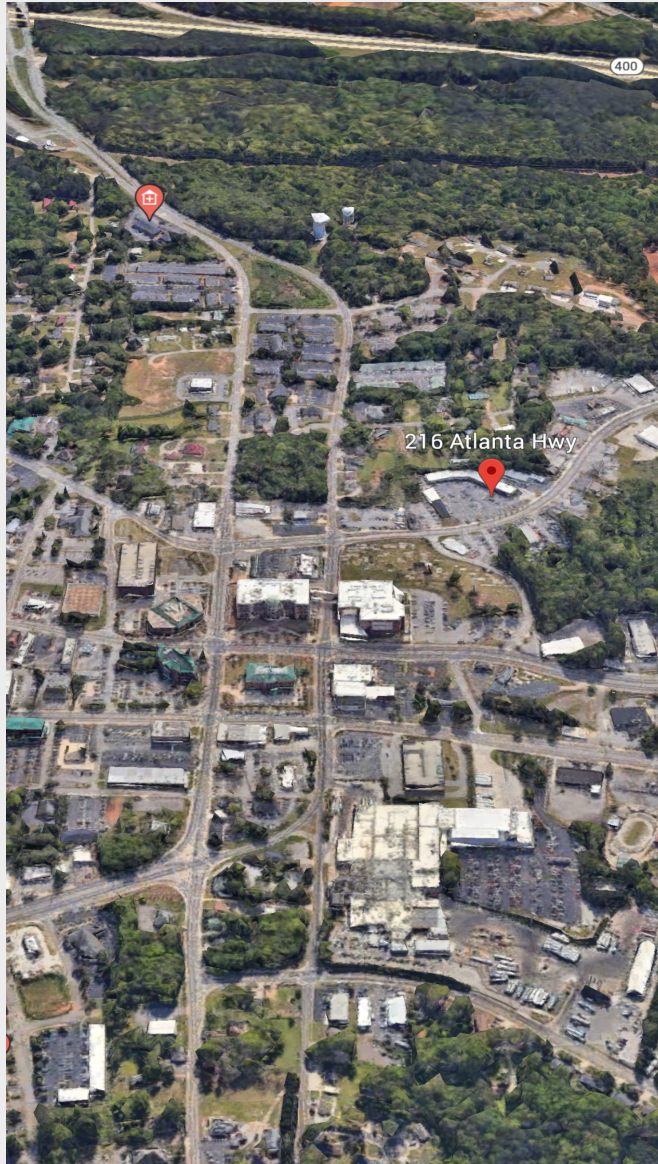
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# Location Map



**Disclaimer:** The information included in this packet has been obtained from sources believed to be reliable. While Bagley Commercial Properties does not doubt its accuracy, we do not make any guarantee's, warranties, with regards to the included information. It is your responsibility to independently confirm its accuracy and completeness. References to square footage or age are approximate. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The information contained in this packet is proprietary and confidential, and should not be distributed to any other potential purchaser without the consent of Bagley Commercial Properties.

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# OLDE TOWNE SHOPPING CENTER



- ⇒ **EXCELLENT ADVERTISING OPPORTUNITY**
- ⇒ **HIGH TRAFFIC VOLUME AREA**
- ⇒ **PYLON SIGN DIRECTLY ON ATLANTA HWY**
- ⇒ **DOWNTOWN CUMMING**
- ⇒ **ADJACENT TO THE CITY OF CUMMING SQUARE**
- ⇒ **NEAR GA 400 VIA EXIT 15**
- ⇒ **1 +/- MILES FROM THE NEW CITY CENTER**

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