

STOREFRONT FOR LEASE

LEASE RATE: \$15.50 SF/YR

357 Canton Road Cumming, GA 30040



Patrick Bell
(678) 288-5072

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DISCLAIMER

357 CANTON ROAD
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

357 CANTON ROAD

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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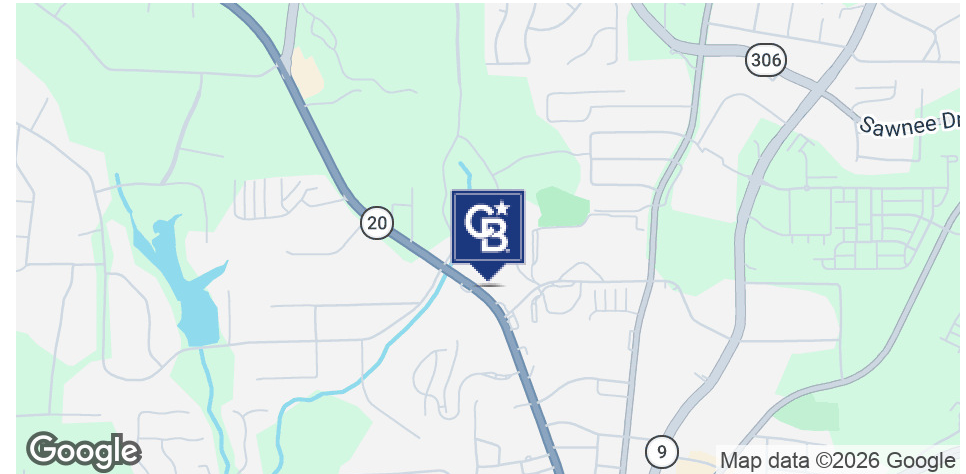
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PROPERTY SUMMARY

357 CANTON ROAD
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PROPERTY DESCRIPTION

1,200 SF inline suite at 357 Canton Road offers 30 feet of storefront width, Highway Business zoning, and strong local visibility in Cumming city limits, located right at Cumming City Center.

PROPERTY HIGHLIGHTS

- High Visibility on SR-20 (Canton Rd)
- Traffic Count: 27,200 cpd

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (MG)
Available SF:	1,200 SF
Building Size:	7,800 SF

DEMOGRAPHICS

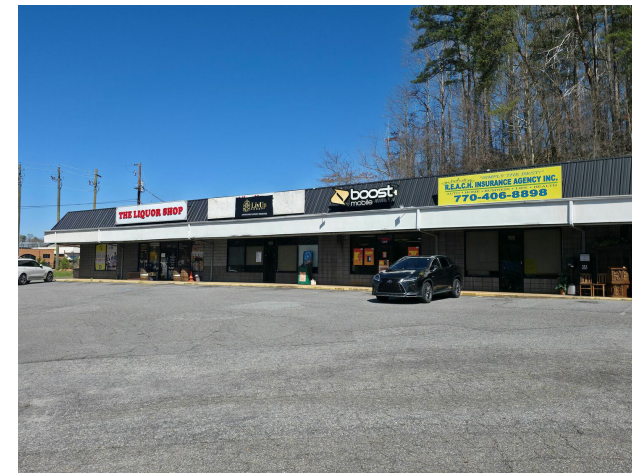
Total Households
Total Population
Average HH Income

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ADDITIONAL PHOTOS

357 CANTON ROAD
357 Canton Road Cumming, GA 30040



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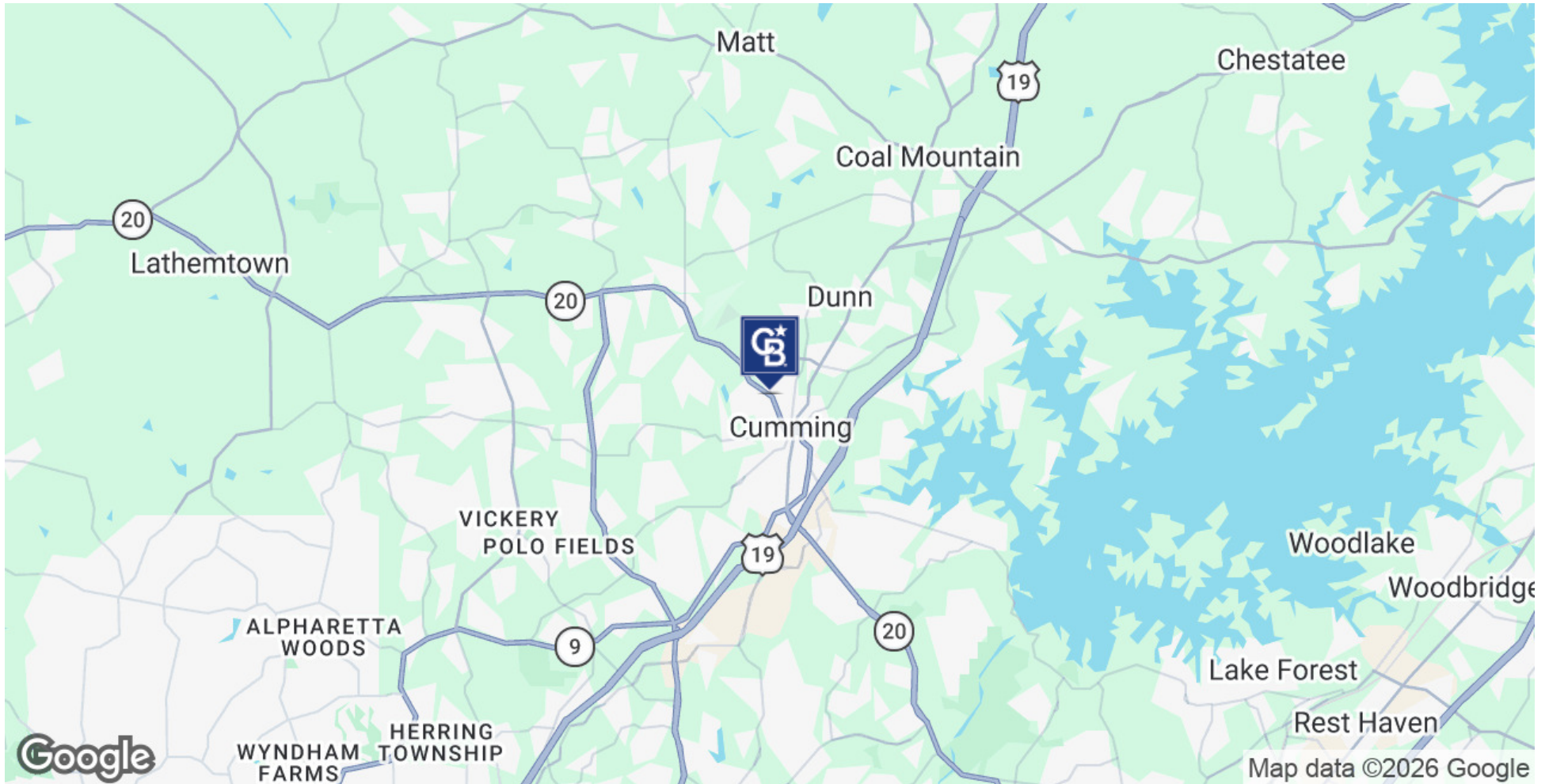


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LOCATION MAP

357 CANTON ROAD

357 Canton Road Cumming, GA 30040



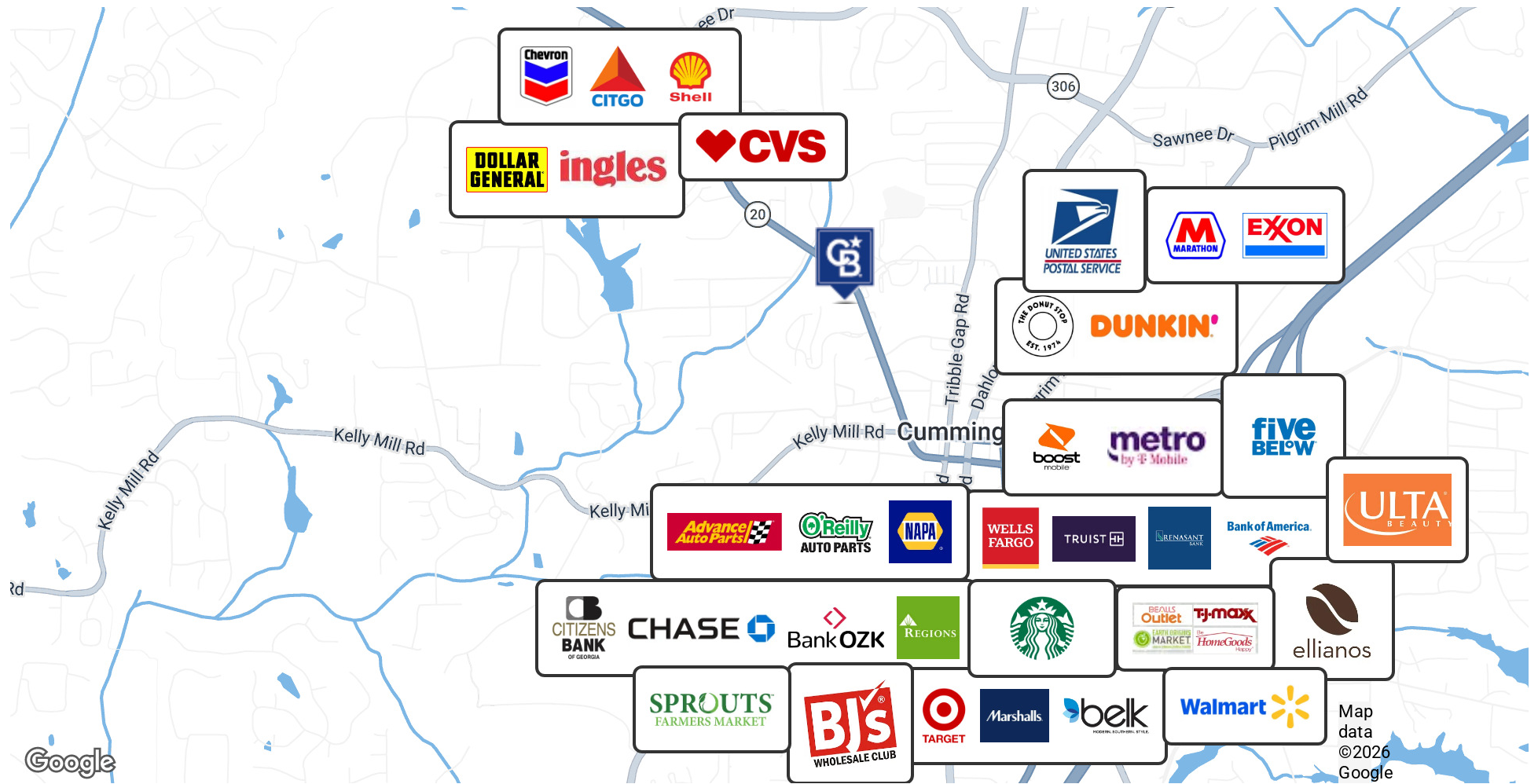
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RETAIL MAP

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AERIAL MAP

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ADVISOR BIO

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PATRICK BELL

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PROFESSIONAL BACKGROUND

Patrick is a Associate Broker with Coldwell Banker Commercial Metro Brokers (CBCMB), working out of both the Cumming (Forsyth County) and Atlanta offices. He also serves as Director of Business Development, where his strategic leadership helps fuel CBCMB's continued growth. Leveraging his deep experience as a former county commissioner, Patrick brings a unique edge - his intimate knowledge of zoning, land use, incentives, and insider expertise on navigating regulatory challenges makes him an invaluable asset to his clients. Known for his innovative thinking, relentless drive, and fast problem-solving skills, Patrick consistently delivers winning solutions.

Patrick's is a two-term President of the 400 North REALTORS® and served Chairman of the 400N Commercial Council, where he plays a pivotal role in shaping the future of commercial real estate in the region. His influence extends even further, serving the 50,000+ members of the Georgia Association of REALTORS® in various key roles, including past Chairman of the State & Local Government Affairs Committee. Patrick's ability to lead, inspire, and drive change has solidified his reputation as a innovative strong leader in Georgia's real estate industry.

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