

Presented By:

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POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



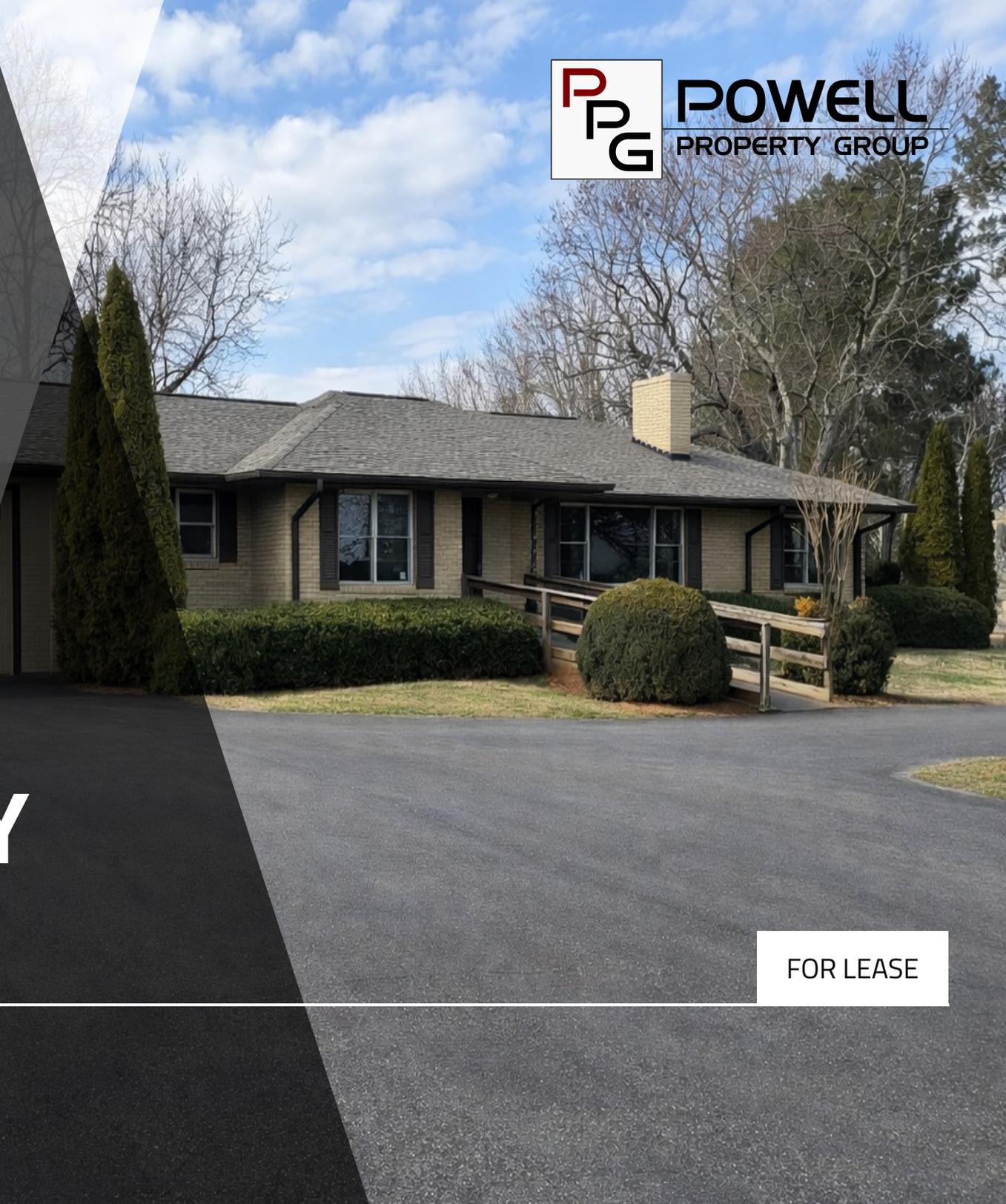
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5190 PINEY GROVE RD

Office Building :

CUMMING, GA 30040

FOR LEASE



5190 PINEY GROVE RD

CUMMING, GA 30040



OFFERING SUMMARY

Lease Rate:	\$6,500.00 per month (NNN)
Available SF:	2,522 SF
Lot Size:	3.3 +/- ACRES
Number of Units:	1
Year Built:	1960
Zoning:	CBD

PROPERTY OVERVIEW

Discover the ideal space for your business at 5190 Piney Grove Rd, Cumming, GA. This expansive property offers a prime location and versatile layout, perfect for a wide range of businesses. With ample parking, high visibility, and easy access, this space is designed to meet your commercial needs. The well-maintained building boasts modern amenities and customizable interiors, ensuring a seamless transition for your operations. Whether you're seeking retail, office, or service space, this property provides the perfect foundation for success. Elevate your business in this dynamic, high-traffic location.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for employees and clients
- Modern amenities and professional finishes
- Easy access for convenience and customer flow
- Perfect for retail, office, or service businesses
- Dynamic and high-traffic commercial corridor

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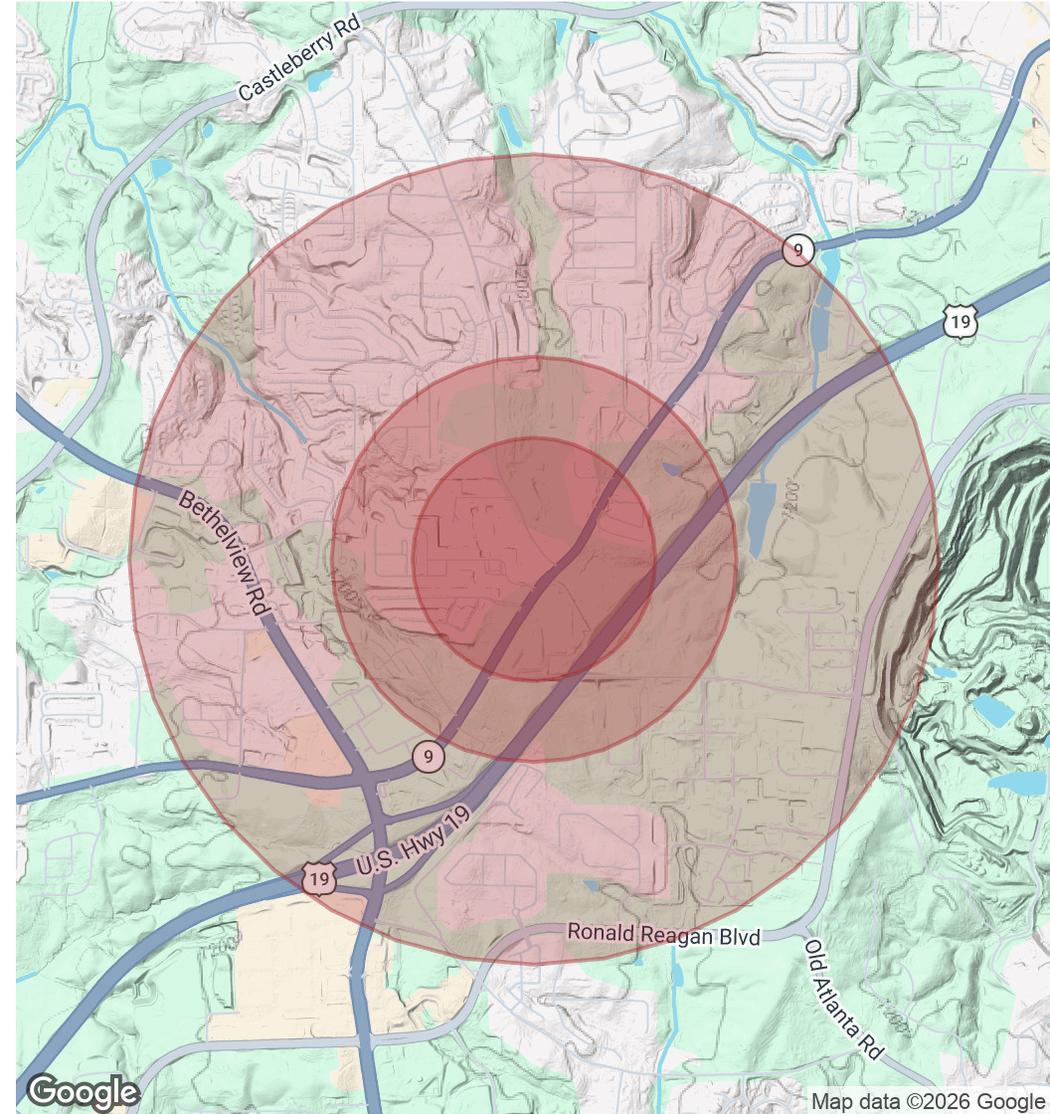
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	886	1,997	7,132
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	677	2,419
# of Persons per HH	3	2.9	2.9
Average HH Income	\$134,978	\$134,264	\$137,195
Average House Value	\$481,304	\$481,992	\$496,564

Demographics data derived from AlphaMap



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