



FOR SALE | \$1,272,000.00

6700 Shady Grove Rd Cumming, GA 30041

Property Highlights:

- Parcel #: 273 005
 - 100 % Leased/Income Producing
 - 1 +- Acres
 - 2 Stand Alone Buildings - both fully leased
 - Zoning: Neighborhood Shopping
 - Road Frontage: 165 +- Feet on 2 roadways
 - Shady Grove Rd
 - Heard Road
 - Ample Parking
 - outdoor/gathering space
 - Survey + Floor plans available
 - [Virtual Tour](#)
 - Showings by appointment, call listing agent
 - Do not disturb the tenant in place.
 - Listing agent must be present at all showings - No Exceptions

1 Acre Zoned NS Commercial



Presented by: Doug Sills

- ✉ Doug@BagleyCommercial.com
- ☎ 770.781.5935 (office)
- ☎ 678.923.5538 (direct)
- 🌐 BagleyCommercial.com

**All information believed accurate but not warranted. Buyer responsible for verification.*



FOR SALE | \$1,272,000.00

6700 Shady Grove Rd Cumming, GA 30041

Leasing Information:

- 60-month lease
- Fully Leased:
 - 2,092 +- SF Farmhouse
 - 1,000 +- SF New Construction
- Lease Start Date: 1/1/2026
- End Date: 12/31/2030
- Tenant Use: Wellness/medical use
- Tenant has multiple locations
- Average NOI = \$82,773.98 annually
- 3% annual escalations on base rent
- Taxes 2025: \$5,382.00
- Modified Gross lease
- CAM Fee:
 - Paid by tenant
 - \$8,503.00/annually
- CAM includes:
 - trash, lawn care, Insurance
- Tenant pays all utilities



Presented by: Doug Sills

-  Doug@BagleyCommercial.com
-  770.781.5935 (office)
-  678.923.5538 (direct)
-  BagleyCommercial.com

**All information believed accurate but not warranted. Buyer responsible for verification.*



FOR SALE

6700 Shady Grove Rd (Farmhouse- Building #1)

- Stand Alone Building - 100% leased
- ~2092 +- SF total, fully restored (originally built 1926)
- Renovation preserves historic charm while adding modern upgrades
- Property Features:
 - Reception area w/ fireplace
 - 4 offices + conference room/5th office
 - Full kitchen + breakroom + pantry
 - Sitting area off kitchen
 - Private restroom
 - Washer/Dryer hookups
 - Upstairs: Loft/Flex room
 - Front & Back Porches ideal for outdoor seating
 - Outdoor Firepit/gathering area
 - Monument Sign
 - Paved Driveway & Parking for staff/clients



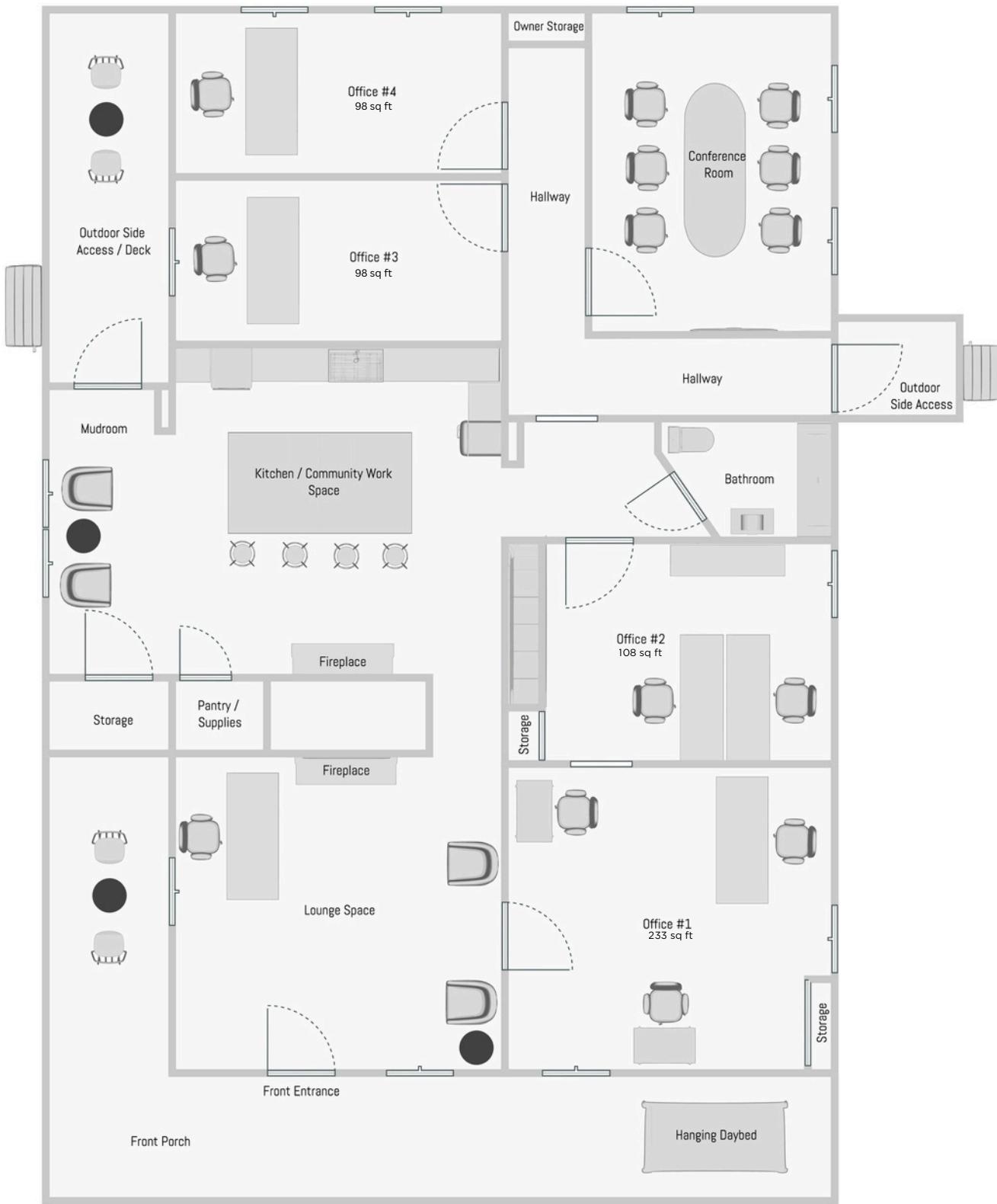
**All information believed accurate but not warranted. Buyer responsible for verification.*

Floor plan of Main Level

6700 Shady Grove Rd (Farmhouse)



Square Footage is approximate



**All information believed accurate but not warranted. Buyer responsible for verification.*

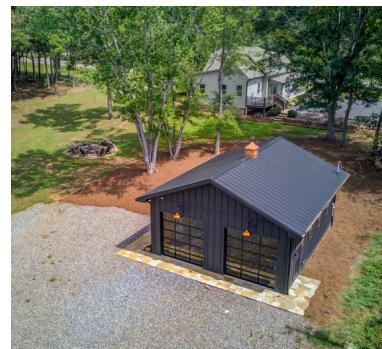


FOR SALE

6700 Shady Grove Road (New Construction - Building #2)

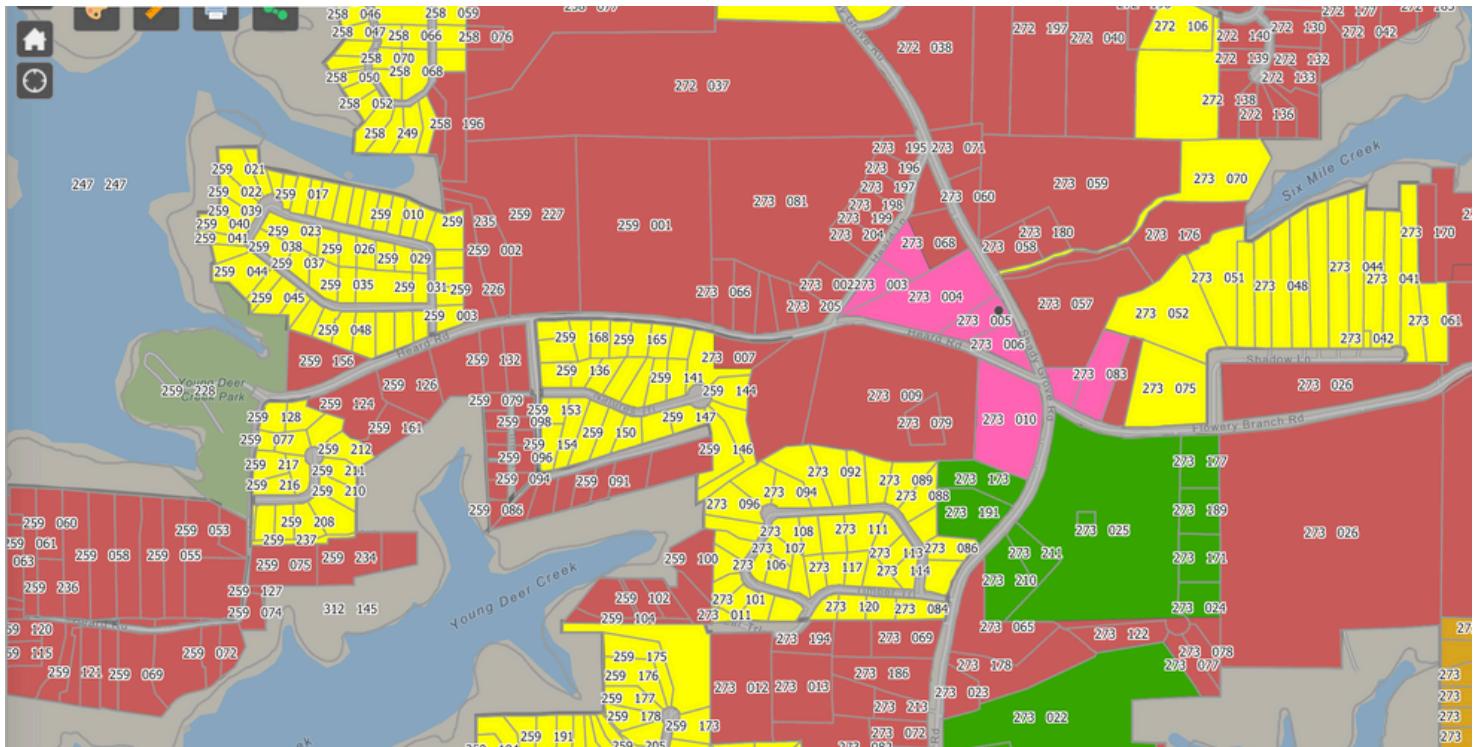
Second Building (Office/Flex Space)

- 100 % Leased
- 1,000 +- SF - New Construction Stand Alone Building
- 2 custom drive-in doors
- Bathroom installed
- HVAC System installed
- New septic system
- Gravel Driveway onto Heard Road
- Parking available at building
- Road Frontage on Heard Road
- Same Parcel # as the Farmhouse, but has its own address (6840 Heard Road)



**All information believed accurate but not warranted. Buyer responsible for verification.*

LOCATION OF PROPERTY



Demographic Profile

In an effort to gauge the viability of the area's demographic profile, we obtained information from *STDB*. The following table summarizes data utilized within this appraisal to gauge the local market.

6700 SHADY GROVE ROAD FORSYTH COUNTY, GEORGIA RELEVANT DEMOGRAPHIC INFORMATION

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population			
2028 Projected	1,819	13,592	45,587
2023 Estimate	1,713	12,718	41,075
2020 Census	1,663	12,177	38,025
2010 Census	1,668	11,349	31,282
Households			
2028 Projected	736	5,030	16,669
2023 Estimate	696	4,724	15,056
2020 Census	668	4,508	13,902
2010 Census	630	4,124	11,526
Average Household Size			
2023 Estimate	2.46	2.69	2.73
Average Household Income			
2023 Estimate	\$175,676	\$145,450	\$132,479

Source: STDB

Based on the foregoing analysis, the three-mile area surrounding the subject experienced a 4.4 percent increase in population between 2020 and 2023. This trend is expected to continue through 2028 with a projected population increase of 6.9 percent.

**All information believed accurate but not warranted. Buyer responsible for verification.*



About Bagley Commercial

With over 53 years of combined experience, Bagley Commercial Properties stands among North Georgia's elite real estate firms. The 400 North Board's Circle of Excellence and the title of Best in Forsyth County Commercial Real Estate for six consecutive years. Based in Cumming, the brokerage specializes in industrial, office, retail, land, and commercial transactions. They're known for assembling land parcels for residential and commercial builders, leasing, or selling to national and local clients alike.

Bagley Commercial prides itself on a foundation of integrity, transparency, and exceptional service—now backed by a proven track record and deep local market knowledge.

For questions, contact.



Presented by: Doug Sills

-  Doug@BagleyCommercial.com
-  [770.781.5935 \(office\)](tel:770.781.5935)
-  [678.923.5538 \(cell\)](tel:678.923.5538)
-  BagleyCommercial.com

Doug Sills

Commercial Sales & Leasing Specialist | Associate Broker

Doug Sills, commercial real estate is about more than buildings and numbers—it's about people, vision, and creating opportunities that last. A Georgia resident for nearly three decades, Doug brings both local expertise and a client-centered approach to every transaction. His background in psychology and professional counseling gives him a unique ability to understand client goals deeply and guide them with clarity and confidence.

Specializing in industrial, retail, investment properties, and land acquisition, Doug helps developers, investors, and business owners make smart, strategic decisions. Whether assembling parcels for a new project, matching landlords with long-term tenants, or guiding investors to high-yield opportunities, he combines data-driven insight with a personal commitment to his clients' success.

 info@bagleycommercial.com

 www.BagleyCommercial.com

104 Pilgrim Village Drive, Suite 400, Cumming, GA 30040

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 guarantees or warranties with regard 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 Tenant without the consent of Bagley Commercial Properties.