



**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



Presented by: Doug Sills

 [Doug@BagleyCommercial.com](mailto:Doug@BagleyCommercial.com)

 770.781.5935 (office)

 678.923.5538 (direct)

 [BagleyCommercial.com](http://BagleyCommercial.com)

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

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**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



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# 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



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# Floor plan of Main Level

6700 Shady Grove Rd (Farmhouse)

**\*Square Footage is approximate\***



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# 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)



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# SURVEY

## 6700 Shady Grove Rd Cumming, GA. 30041



DATE OF SURVEY: NO FIELD WORK AS BEEN PERFORMED BY RICHARD WEBB & ASSOCIATES AT THIS TIME.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN TRAVERSE) FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 5,572,650 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA TS06+.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 131170210R DATED 03/04/13.

**TOTAL = 1.010 ACRES**  
**44,016.66 SQUARE FEET**  
**ZONED NS**  
**PARCEL 273 005**

#### ENGINEERING NOTES:

1. IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTRY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNLIMITED RIGHT OF WAY ENCROACHMENTS.
2. FORTHY COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT OF WAY.
3. NO STRUCTURES, FENCES OR OTHER CONSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORTHY COUNTY DEPARTMENT OF ENGINEERING.
4. MINIMUM FINISHED FLOOR ELEVATION INCLUDES BASEMENT.

#### PLANNING & COMMUNITY DEVELOPMENT NOTES:

1. THIS PROPERTY IS LOCATED IN THE LOWER COUNTRY AREA. MAXIMUM HEIGHT REQUIRED FOR THIS COUNTRY AREA IS 40 FEET.
2. AN APPROVED MINOR PLAT WILL BE REQUIRED FOR THE PARENT PARCEL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
3. PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SEPTIC REQUIREMENTS.
4. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORTHY COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.
5. THERE ARE NO APPROPRIATE STATE WATERS LOCATED ON THIS PROPERTY.
6. NO DUMPSTER TO BE USED ON SITE.

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLERK, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR. UNLESS OTHERWISE NOTED, OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND COORDINATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

#### WATER & SEWER NOTES:

1. APPROVAL OF MINOR PLAT DOES NOT GUARANTEE WATER OR SEWER SERVICE CAN BE ESTABLISHED.
2. WATER METERS WILL NOT BE SOLD OR WATER SERVICE ESTABLISHED TO MORE THAN 3 PARCELS WITHIN THE ACCESS PUBLIC RIGHT-OF-WAY BY WAY OF EASEMENT OR COMMON DRIVE.
3. IF THERE IS NO ROAD FRONTAGE FOR THE PROPERTY OR ITS SUBDIVIDED LOTS, A 10' UTILITY EASEMENT PROVIDED FOR EACH FUTURE WATER CONNECTION.
4. IF MULTIPLE EASEMENTS ABOUT ONE ANOTHER, NO MORE THAN 3 METERS WILL BE INSTALLED ON EACH SIDE OF THE EASEMENT OF COMMON DRIVE.
5. WATER METERS WILL BE SOLD FOR PARCELS OF RECORD LOCATED ON A ROAD NOT MAINTAINED BY FORTHY COUNTY. ONLY IF SUFFICIENT OWNER WILL BE REQUIRED TO PROVIDE EVIDENCE THAT PROPER EASEMENTS WERE OBTAINED TO ALLOW FOR THE WATER SERVICE TO EXTEND FROM THE METERS LOCATION TO PROPERTY TO BE SERVED.
6. ANY DEVELOPMENT ON SEPTIC MAY BE REQUIRED TO CONNECT IF AND WHEN SANITARY SEWER IS ESTABLISHED WITHIN 200 LINEAR FEET OF THE PROPERTY. ALL COST, INCLUDING TAP FEES, TO MAKE THE CONNECTION, OR OTHER, WILL BE AT THE PROPERTY OWNER'S EXPENSE.
7. WATER SERVICE TO BE PROVIDED BY FORTHY COUNTY DEPARTMENT OF WATER AND SEWER.

#### Owner's Certificate #18-64(0)(2)

"The owner certifies that all state and local laws and other assessments that have been billed for collection by the pertinent taxing authority have been paid. The owner donates and dedicates to the public for use forever the public street right-of-way or shown on this plat.

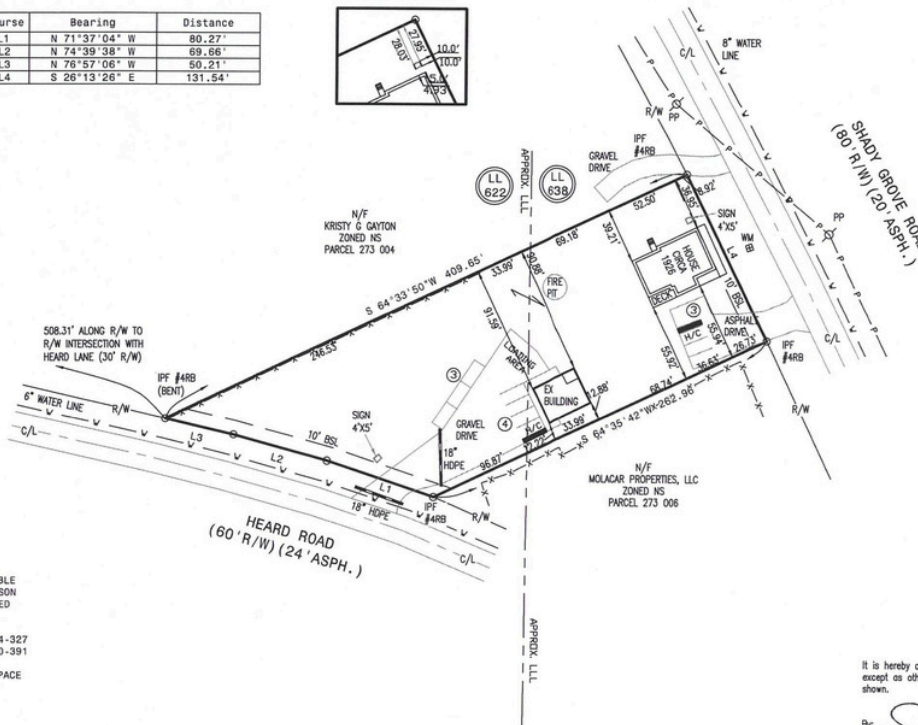
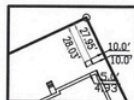
Owner  
 Signed, sealed, and delivered in the presence of:

Witness

Notary Public

Course	Bearing	Distance
L1	N 71°37'04" W	80.27'
L2	N 74°39'38" W	69.86'
L3	N 76°57'06" W	50.21'
L4	S 26°13'26" E	131.54'

#### SIGN DETAIL



**LEGEND**  
 BCL = BACK OF CURB  
 BSL = BUILDING SETBACK LINE  
 P/L = PROPERTY LINE  
 R/W = RIGHT OF WAY  
 L/L = LAND LOT  
 N/Y = NOW OR FORMERLY  
 PCD = POINT OF BEGINNING  
 N/S = NOT TO SCALE  
 PF = IRON PIN FOUND  
 P/S = IRON PIN SET  
 COR MON = CORNER MONUMENT  
 RD = ROAD  
 CTP = CRIMP TOP PIPE  
 O/P = OPEN TOP PIPE  
 SQ MON = SQUARE MONUMENT  
 AN = ANGLE IRON FOUND  
 CWP = CORRUGATED METAL PIPE  
 RCP = REINFORCED CONCRETE PIPE  
 WM = WATER METER  
 MV = WATER VALVE  
 PP = POWER POLE  
 LP = LIGHT POLE  
 PH BOX = PHONE BOX  
 U/G = UNDERGROUND  
 C/S = SINKY CLEAN-OUT  
 SS = SANITARY SINKY  
 MW = MAIN WIRE  
 FFE = FINISHED FLOOR ELEV.  
 FH = FIRE HYDRANT  
 DE = DRAINAGE EASEMENT  
 PDI = PEDESTAL DROP INLET  
 DI = DRAIN INLET  
 LSP = LOT GRADING PLAN  
 SWB = SINGLE WING CATCH BASIN  
 DWB = DOUBLE WING CATCH BASIN  
 --- GAS LINE  
 --- POWER LINE  
 --- SS = SANITARY SINKY LINE  
 --- SFW = SANITARY FORCE MAIN  
 --- TELEPHONE LINE  
 --- WATER LINE  
 --- FENCE LINE

PROPERTY INFO:  
 6700 SHADY GROVE RD  
 CUMMING, GA 30041  
 &  
 6840 HEARD RD  
 CUMMING, GA 30041

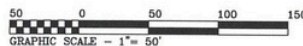
#### NOTES & REFERENCES:

1. PLAT FOR DUNLAP REVOCABLE TRUST BY ROBBIE HENDERSON SURVEY & PLANNING, DATED JULY 23, 2021
2. PLAT BOOK 18 PAGE 155
3. DEED BOOK 6882 PAGE 324-327
4. DEED BOOK 6194 PAGE 380-391
5. PROPOSED USE: OFFICE SPACE

#### SURVEY FOR:

## VISION PROPERTIES 22

LAND LOTS 622 & 638  
 14TH DISTRICT 1ST SECTION  
 FORTHY COUNTY, GEORGIA  
 FEBRUARY 15, 2022  
 REVISED AUGUST 15, 2024: LOCATION OF  
 BUILDING AND NEW DRIVE



It is hereby certified that all monuments and improvements shown hereon actually exist, except as otherwise indicated, and that their location, size, type and material are correctly shown.

By: *Richard Webb*  
 Registered Georgia Land Surveyor No. RL52507

TECHNICAL LAND SERVICES INC. 6/9/14  
**RICHARD WEBB & ASSOCIATES**  
 Land Surveying Consultants  
 P.O. BOX 5451 CUMMING, GA. 30028 (770) 888-8103  
 100 KELLY MILL ROAD CUMMING, GA. 30040  
 Email: rjwebb103@comcast.net



**JOB NO.**  
**21274**

Doug Sills, Associate Broker

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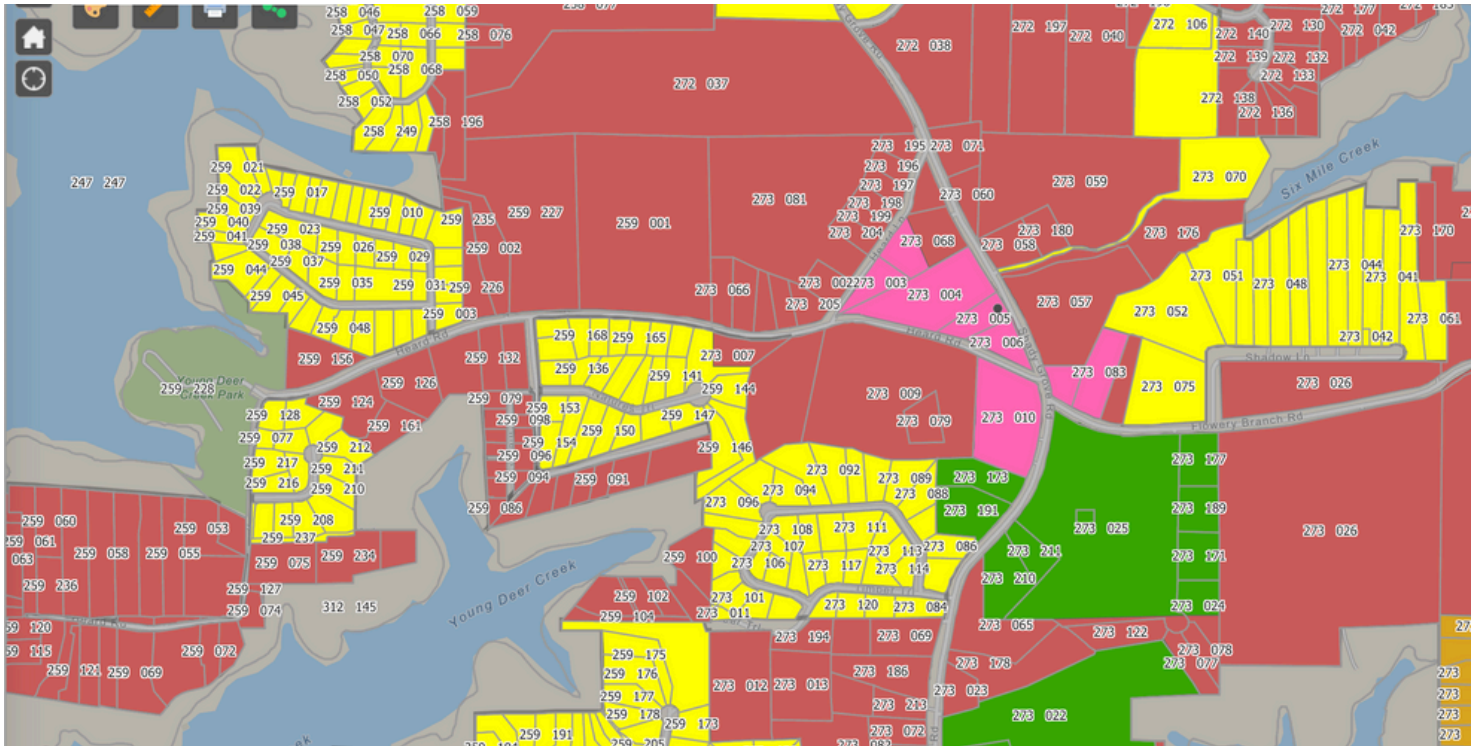
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# LOCATION OF PROPERTY



## 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
<b>Population</b>			
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
<b>Households</b>			
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
<b>Average Household Size</b>			
2023 Estimate	2.46	2.69	2.73
<b>Average Household Income</b>			
2023 Estimate	\$175,676	\$145,450	\$132,479
<i>Source: STDB</i>			

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.

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## 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.




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.

Presented by: Doug Sills

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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.

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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.

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