

FOR LEASE

2665 Pine Grove Rd., Ste. 200
Cumming, GA 30041

Available

4,000 Sq. Ft.



Rental Rate:

\$13.00 per sq. ft. (NNN)
\$1.85 per s.f. (Taxes, Ins., and C.A.M.)

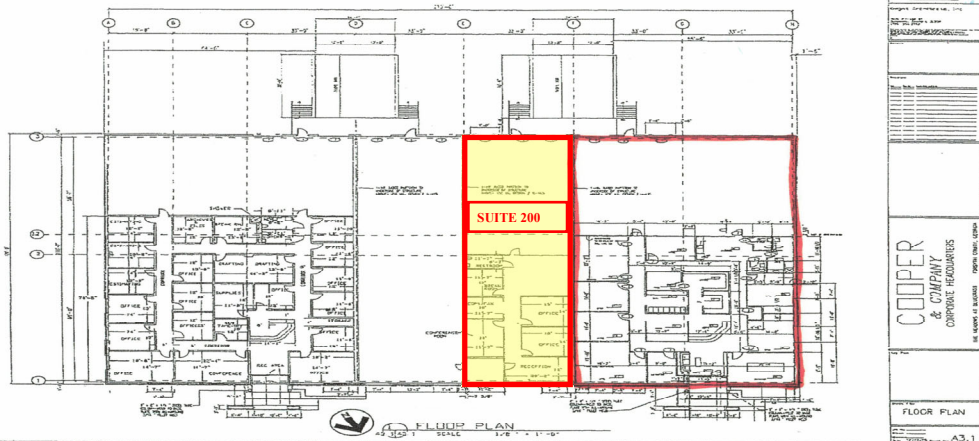
Excellent Demographics:

	0-1 Mile	0-3 Miles	0-5 Miles
2024 Est. Average HH Income	\$197,241	\$176,879	\$160,751
Population 2024 (Estimate)	4,474	60,172	179,504
Population 2029 (Projection)	5,188	67,708	197,912



PROPERTY HIGHLIGHTS

- Office - +/- 2,500 sq. ft.
- W/H - +/- 1,500 sq. ft.
- Total - +/- 4,000 sq. ft.
- 16' Clear Height
- (1) D/H (9' x 10')
- (1) D/I (9' x 10')
- M-1 Zoning
- Great Visibility
- (6) Private Offices
- (1) Conference Room
- (1) Work/Lab Room
- (1) Restroom
- Immediate Availability
- Forsyth County



For Leasing Information:
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