FOR LEASE : Suite A

306 Canton Hwy Cumming, GA. 30040

Property Highlights:

- 6200 +- SF of Retail Space (all measurements are approximate)
  - Showroom - 49x48
  - office - 10x11 (approximate)
  - office or breakroom - 10x10
  - warehouse space - 50x75
    - Ceiling - 18' in middle
    - Drive in door w/ ramp - 10x10
    - Dock High Potential - door would need to be added back
  - upstairs/1st floor - Suite A only is for lease, downstiars which is fully leased is not included in the Space advertised
- Zoning: CBD
- Base Rent: $10,417.00/Month NNN
- NNN - $4.00 SF/YR
- Available - January 1, 2027
- Do not disturb the tenant
- You may not enter the property w/o the listing agent present - no exceptions

BAGLEY COMMERCIAL PROPERTIES

Presented by: Doug Sills, Associate Broker

Doug@BagleyCommercial.com

770.781.5935 (office)

678-923-5538 (cell)

BagleyCommercial.com

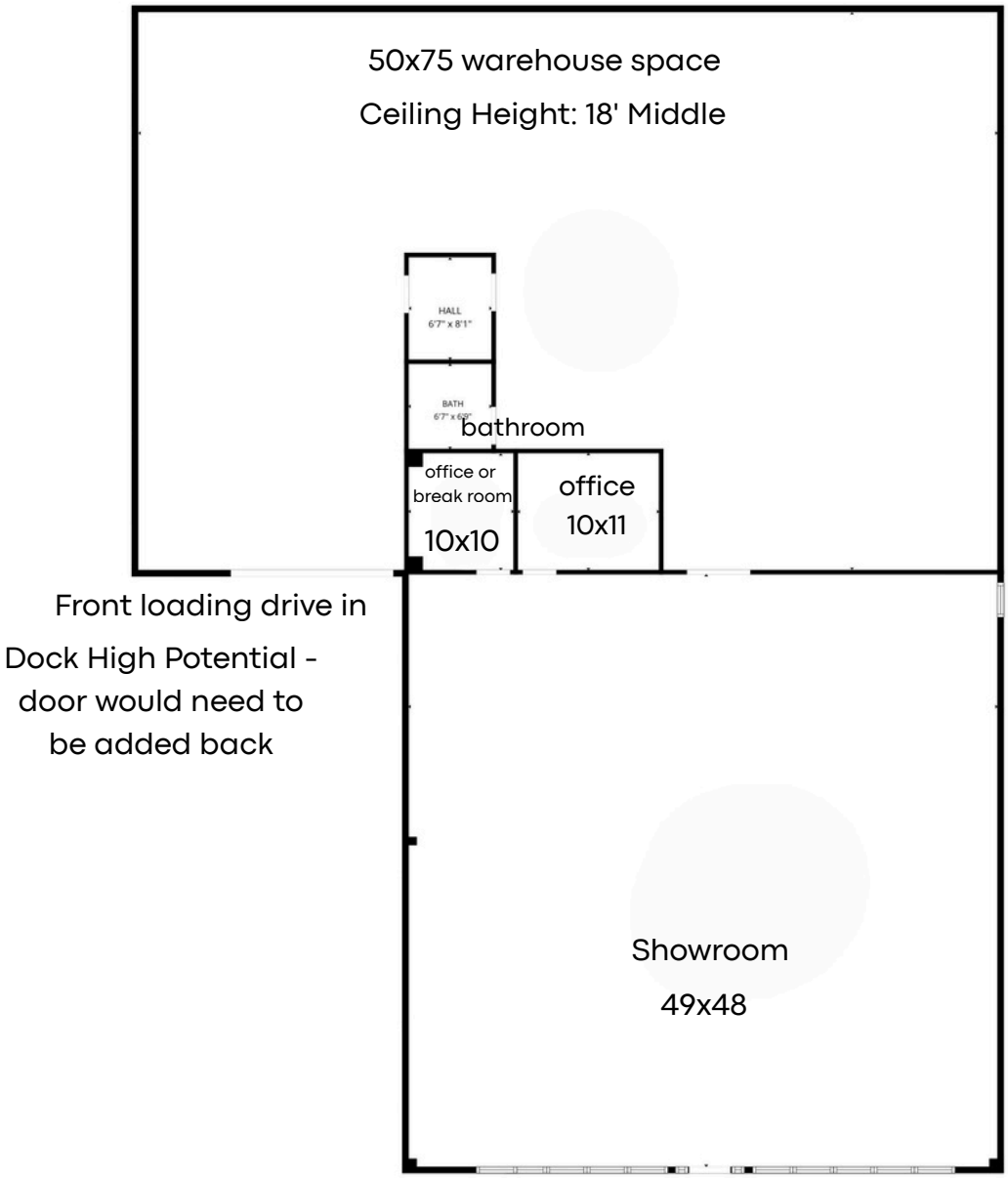
All information believed accurate but not warranted. Tenant responsible for verification.

Presented by: Doug Sills
Associate Broker

770.781.5935 (office) 678-923-5538 (cell)

Doug@BagleyCommercial.com

306 Canton Hwy Suite A Cumming, GA. 30040

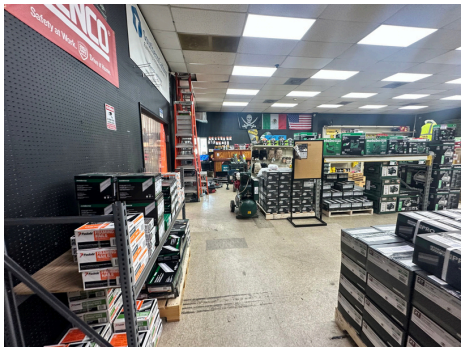


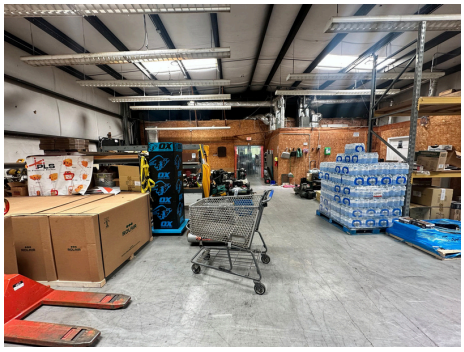
**All information believed accurate but not warranted. Tenant responsible for verification.*

Presented by: Doug Sills
Associate Broker

770.781.5935 (office)
678-923-5538 (cell)
Doug@BagleyCommercial.com

306 Canton Hwy Suite A Cumming, GA. 30040





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

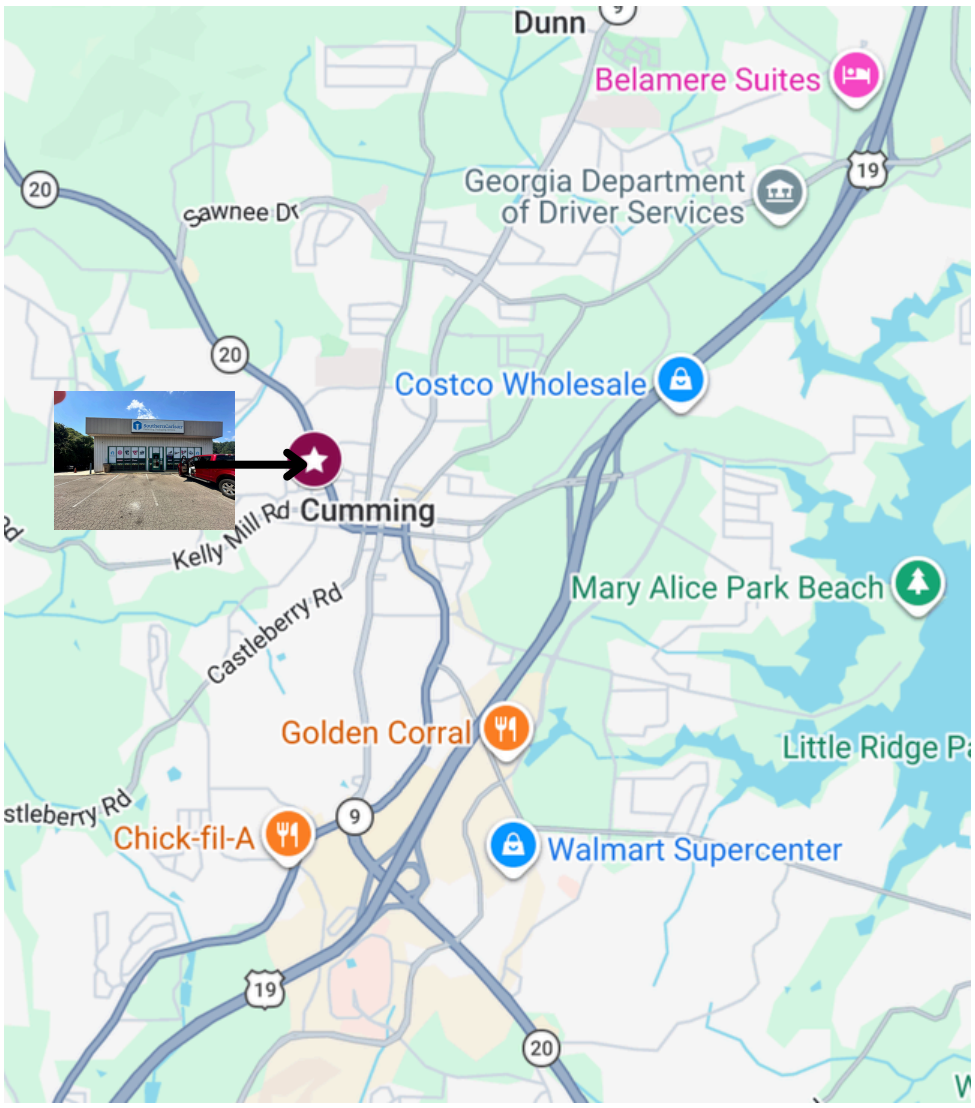
LOCATION MAP

306 Canton Hwy Cumming, GA. 30040

Presented by: Doug Sills
Associate Broker

770.781.5935 (office) 678-923-5538 (cell)

Doug@BagleyCommercial.com



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 guarantee's, warranties, with regards 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.

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)

678-923-5538 (cell)

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.