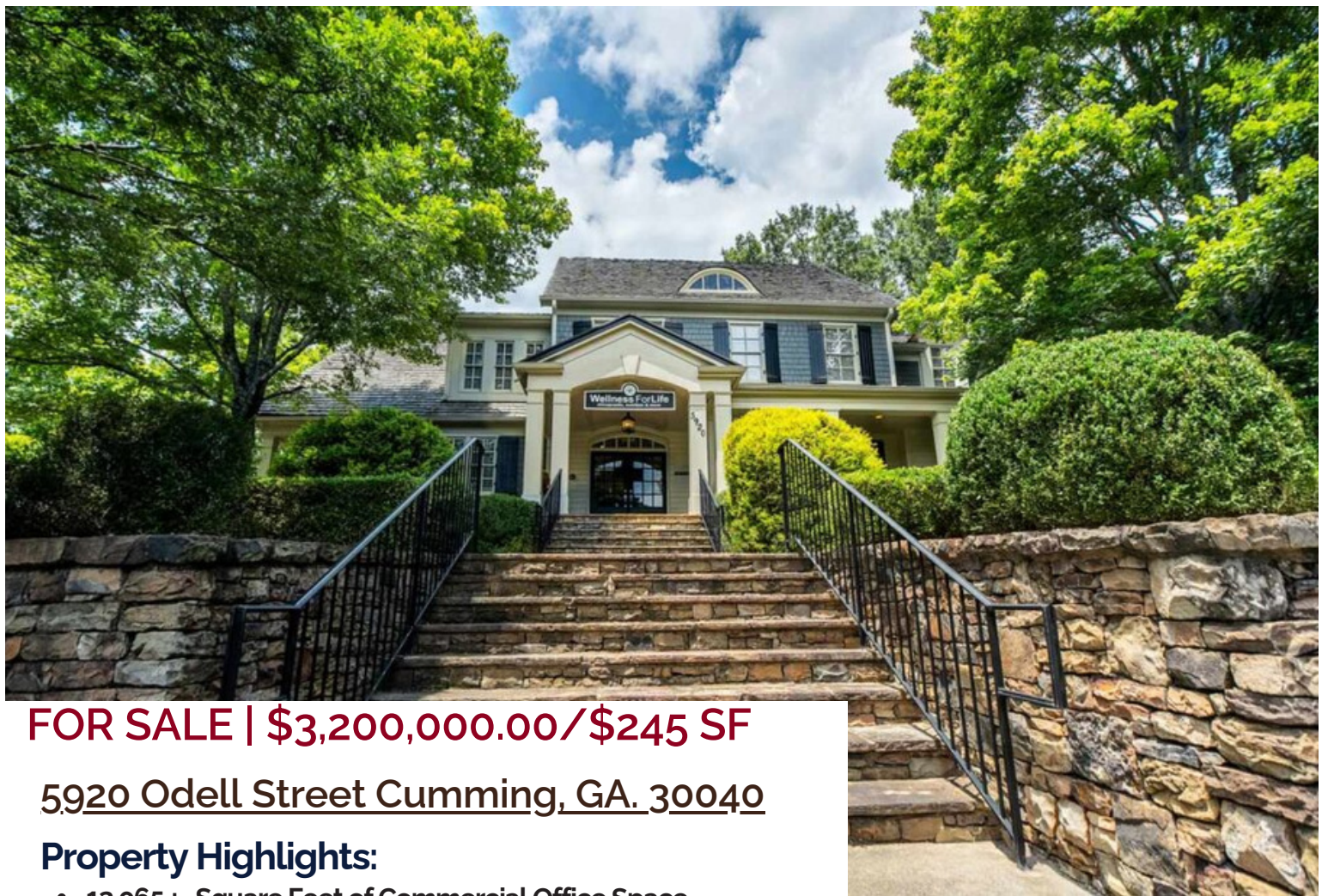




FOR SALE | \$3,200,000.00/\$245 SF

5920 Odell Street Cumming, GA. 30040

Property Highlights:

- 13,065 +- Square Feet of Commercial Office Space
- Stand Alone Office Building
- 4 levels - terrace, Main level, 2nd floor, 3rd floor/loft
- 0.78 +- AC : Parcel #: 058-306
- Abundant parking
- 7 HVAC Units : all replaced in 2022 to 2024
- Roof : Cedar Tiles replaced in August of 2020
- Built in 1982, renovated: 2024
- 2025 Taxes: \$19,466.55
- Owner User or Investment Property
 - tenants in small portion of the building w/ separate entrance/exit
 - 12 month leases - discuss w/ agent
 - majority of building is vacant
- Excellent Location in Vickery Village
 - plenty of dining & shopping options
 - Approx. 5 miles to GA 400 via exit 13
- Showings by appointment only
 - Listing Agent must be present, no exceptions



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.*

www.BagleyCommercial.com



5920 Odell Street Cumming, GA. 30040

VICKERY VILLAGE

- **Master Planned Community:**

- 235 +- AC (Residential + Commercial)
- Approx. 800 homes, townhomes, condos
- Approx. 200,000 +- SF of retail and commercial space
- directly across from the Polo Fields:
 - Approx. 2,644 residents
- 1-mile radius: approx. 8,000-10,000 residents
- 3-mile radius: approx. 45,000 - 60,000 residents
- 5-mile radius: approx. 100,000-130,000 residents
- Average Radius Median Household Income:
 - 1-mile: \$153,180 (2025 LoopNet Data)
 - 3-mile: \$135,404 (2025 LoopNet Data)
- Forsyth County is one of the wealthiest counties in Georgia



Presented by: Doug Sills

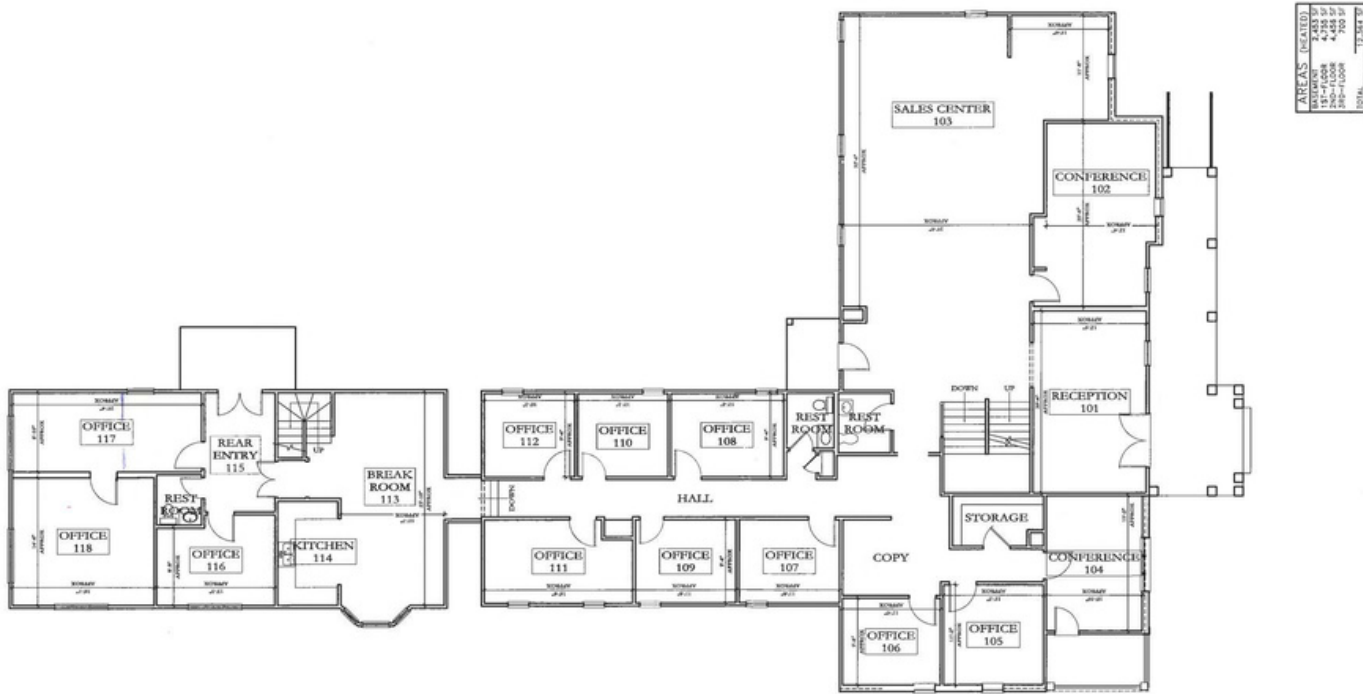
- ✉ Doug@BagleyCommercial.com
- 📞 770.781.5935 (office)
- 📞 678.923.5538 (direct)
- 🌐 BagleyCommercial.com

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

www.BagleyCommercial.com

Floor plan of Main Level

5920 Odell Street



AREAS	DELETED	ADDED	TOTAL
REAR ENTRY	4,255 SF		4,255 SF
15'-FLOOR	4,255 SF		4,255 SF
2ND-FLOOR	4,255 SF		4,255 SF
3RD-FLOOR	4,255 SF		4,255 SF
TOTAL			17,020 SF

FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

HEDGEWOOD PROPERTIES, INC.
5920 ODELL STREET
CHICAGO, IL 60644
770-889-3463

HEDGEWOOD PROPERTIES, INC.
5920 ODELL STREET
CHICAGO, IL 60644
770-889-3463

SCALE: 3/32" = 1'-0"

ISSUED: 11/11/2020

Last Revisor: [REDACTED]

Last Saved By: [REDACTED]

Sheet: CSI



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

Floor plan of 2nd Floor

5920 Odell Street

M1.3 - Lot Specific; Custom [OFFICE AS-BUILT 6-08.dwg, 6/10/2008 10:24:22 AM, robin.underwood, ANSI full bleed B (11.00 x 17.00 inches), 111



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

HEDGEWOOD PROPERTIES INC.
5920 ODELL STREET
CHICAGO, IL 60630
773-887-3827
COPYRIGHT 2008

HEDGEWOOD PROPERTIES INC.
5920 ODELL STREET
CHICAGO, IL 60630
773-887-3827

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

ISSUED: 6/10/2008

Last Revisor: [REDACTED]

Last Saved By: [REDACTED]

Underwood/2008

SHEET

CS2

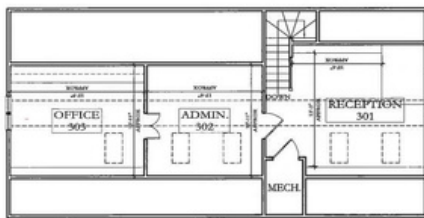


*All information believed accurate but not warranted. Buyer responsible for verification.

Floor plan of 3rd Floor

5920 Odell Street

M:\13 - Let Specific\Custom\OFFICE-AS-BUILT-6-08.dwg, 6/10/2008 10:24:27 AM, robin.underwood, ANSI full bleed 8 (11.00 x 17.00 inches), 1:1



THIRD FLOOR
SCALE: 3/32" = 1'-0"

HEDGEWOOD PROPERTIES, INC.
5920 ODELL STREET
CHICAGO, IL 60640
773-581-3400
COPYRIGHT 10/2007

HEDGEWOOD PROPERTIES, INC.
5920 ODELL STREET
CHICAGO, IL 60640
773-581-3400
COPYRIGHT 10/2007

THIRD FLOOR

SCALE: 3/32" = 1'-0"

ISSUED: 10/2007

Last Revision: 10/2007

Last Saved By: 10/2007

10/2007

SHEET

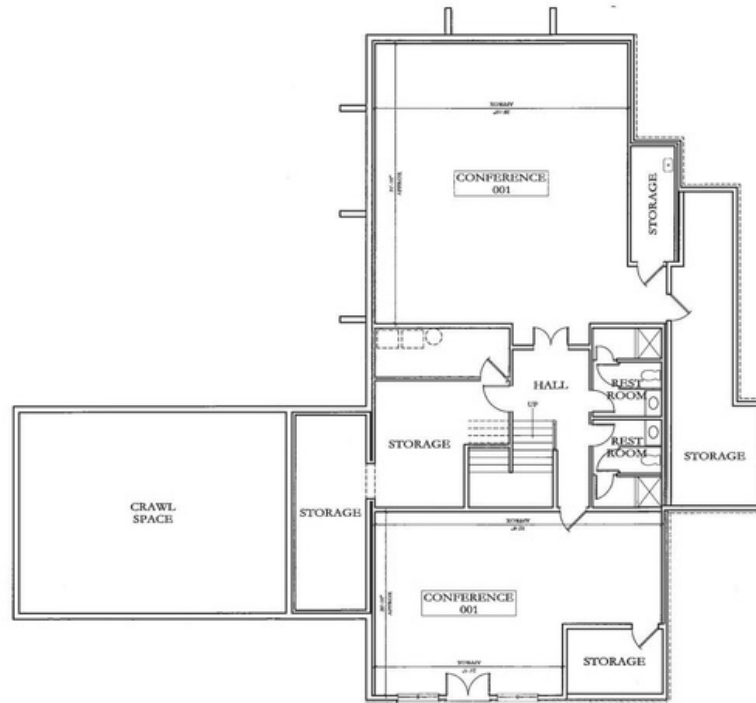
CS3



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

Floor plan of Terrace Level

5920 Odell Street



BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

HEDGEWOOD PROPERTIES, INC.
10000 E. 15th Street
Suite 100
Denver, CO 80231
770-889-3657

HEDGEWOOD PROPERTIES, INC.
10000 E. 15th Street
Suite 100
Denver, CO 80231
770-889-3657

BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"

ISSUED FOR

XXXXXXXXXXXX

Last Revision

XXXXXXXXXXXX

Last Saved By

XXXXXXXXXXXX

SHEET

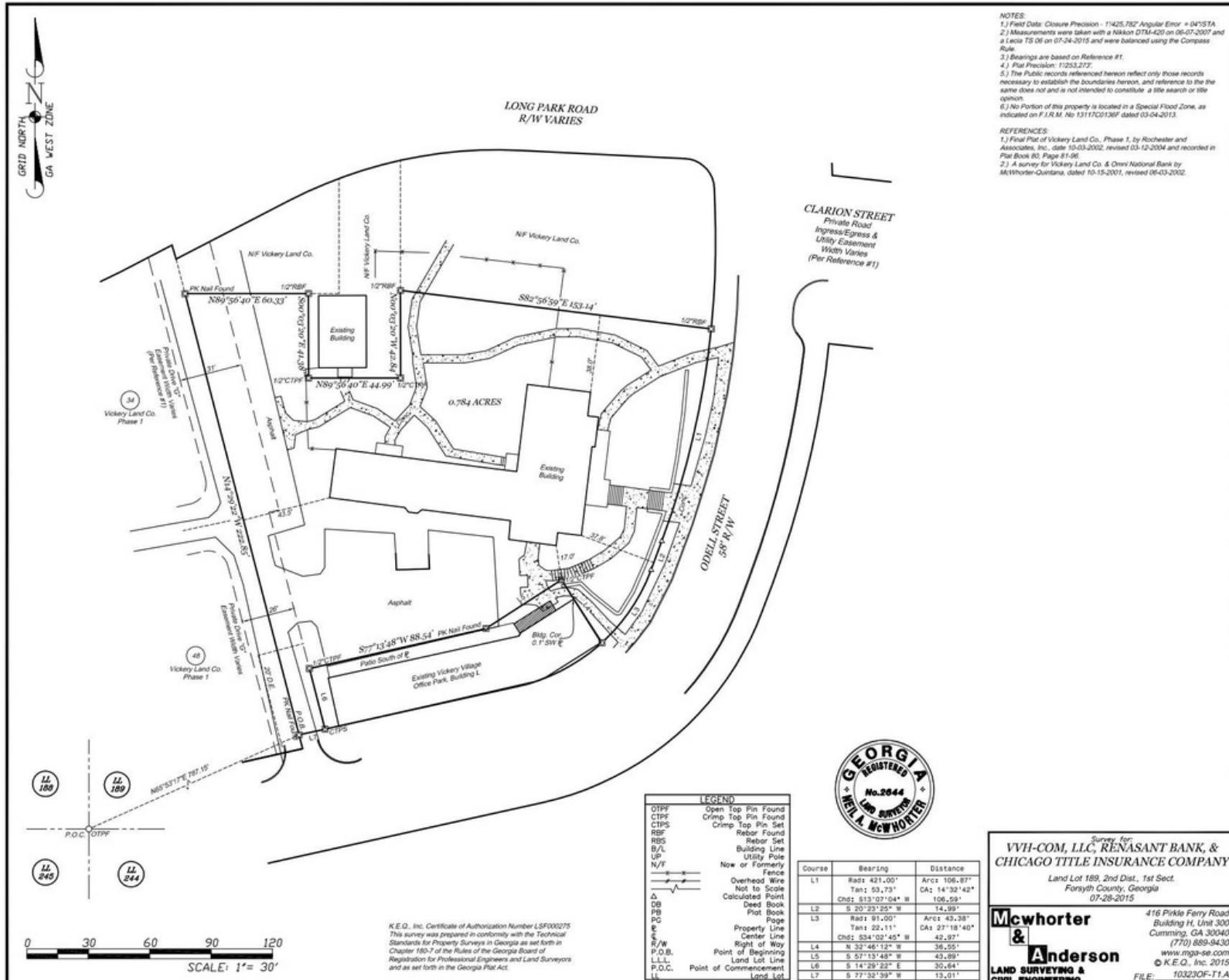
CSB



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

Survey

5920 Odell Street



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

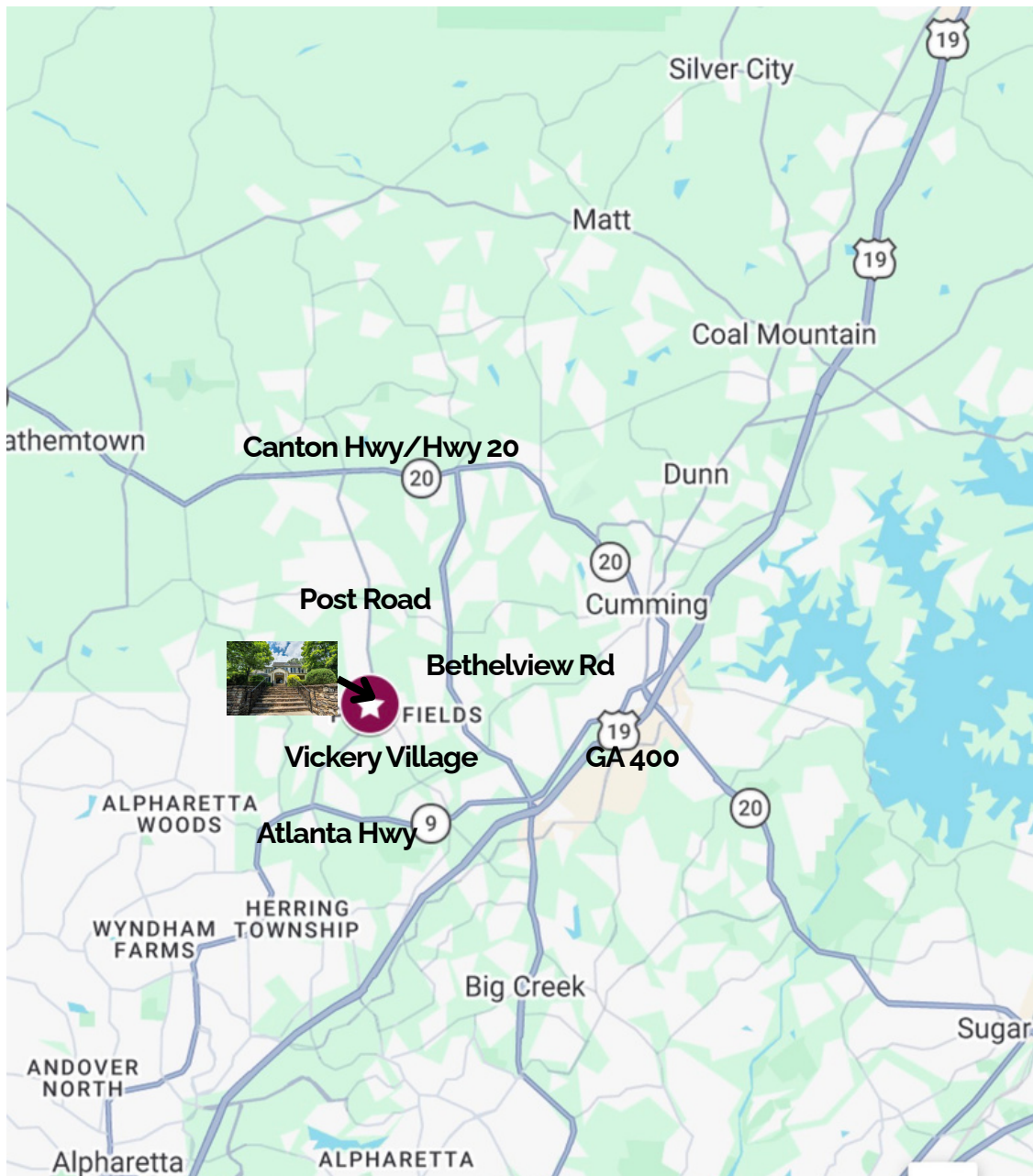
Photos 5920 Odell Street



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

LOCATION OF PROPERTY

5920 Odell Street Cumming, GA. 30040



**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.



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

 Doug@BagleyCommercial.com

 [770.781.5935 \(office\)](tel:770.781.5935)

 [678.923.5538 \(cell\)](tel:678.923.5538)

 BagleyCommercial.com

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.

www.BagleyCommercial.com