



FOR LEASE

6840 Heard Rd Cumming, GA. 30041


Property Highlights:


- Rent: \$1,668.00 per month + CAM
- CAM: \$230.00 per month (\$2.75 SF/YR)
- Stand Alone Building for Lease
- New Construction Build
- 1,000 +- Square Feet
- Convenient Parking
- Zoning: Neighborhood Shopping
- Own driveway + address
- located on same parcel as 6700 Shady Grove Rd.
- 2 Custom Drive In Doors
- Bathroom is completed
- Build out can be open concept or private offices
- 3.4 +- Miles to Grocery Store + dining options
- 3.9 Miles to GA 400 via Exit 18
- <1 mile from Lake Lanier




Presented by: Doug Sills, Associate Broker

 Doug@BagleyCommercial.com

 7770.781.5935 (office)

 7770.781.5935 (direct)



 BagleyCommercial.com

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

www.BagleyCommercial.com

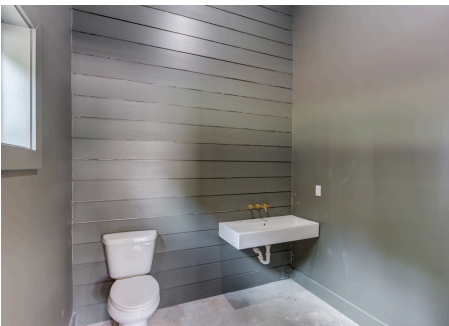


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FLOORPLAN- Potential Build out

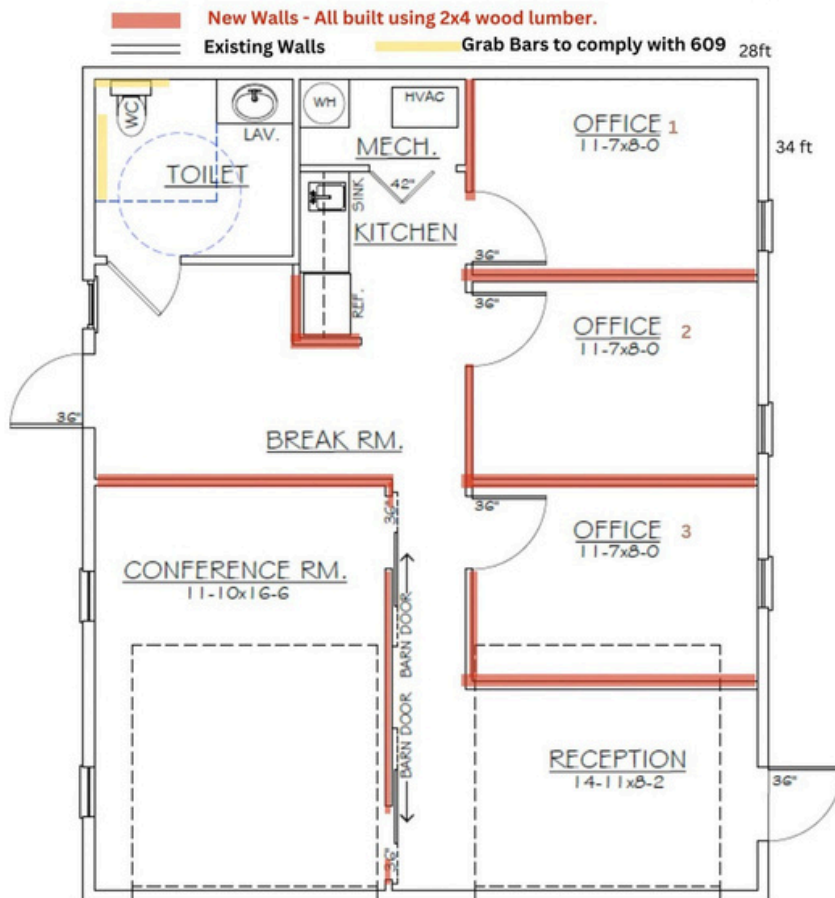
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INTERIOR WALL LEGEND

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1 FLOOR PLAN
A1 1/4" = 1'-0"

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ALL MEASUREMENTS ARE APPROXIMATE.

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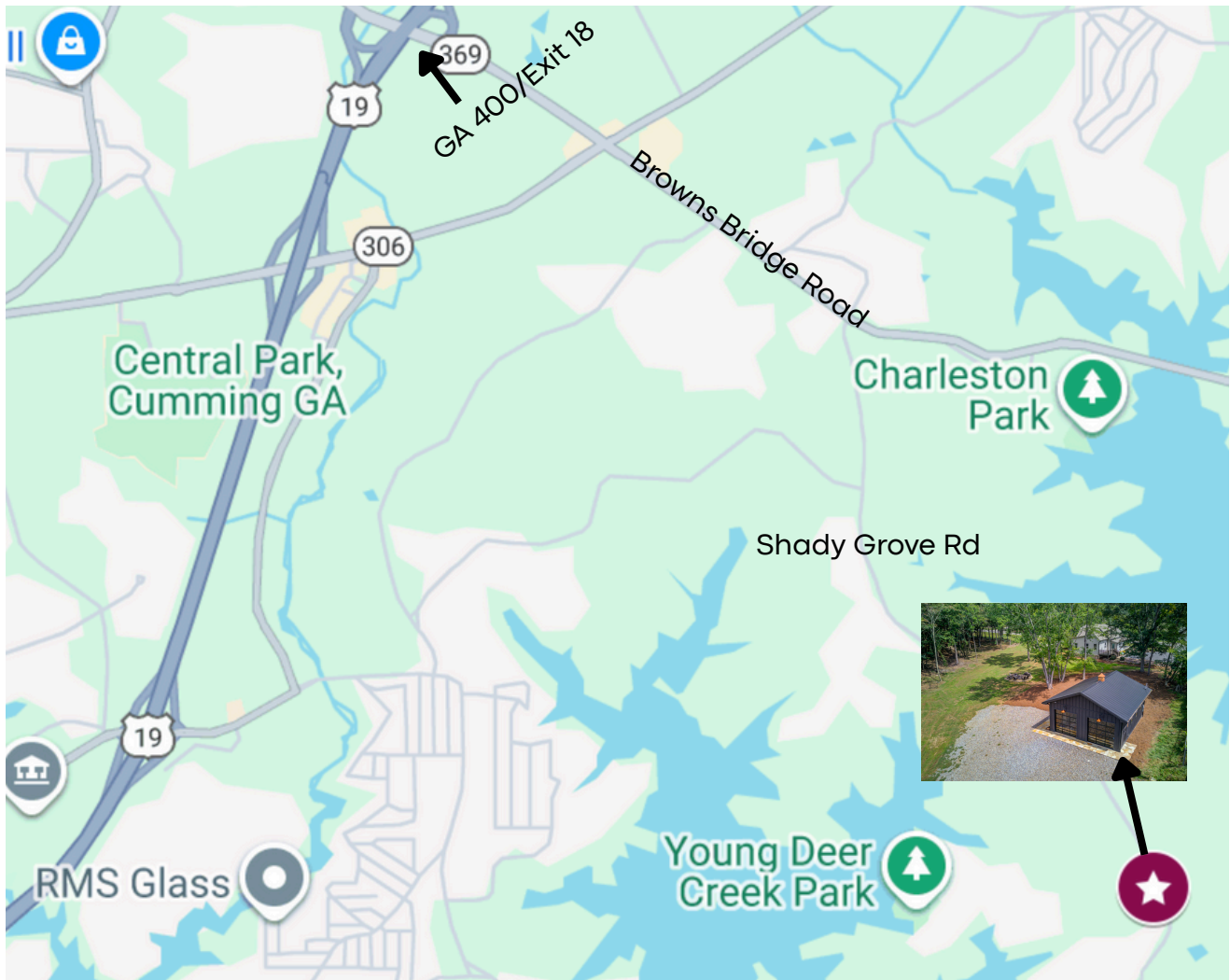


LOCATION MAP

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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.

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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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