

1675 Peachtree Pky



Presented By:
David Realty Partners

1675 Peachtree Pky, Cumming, GA 30041



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Property Details

2 months free rent! Can have as a 1,450 SF, 3,000 SF or 4,400 SF space. Fully set up veterinarian clinic / surgery center with dog/cat kennels with boarding / daycare / grooming facilities plus a huge, private fenced yard for dogs! Save hundreds of thousands of dollars on buildout costs and months of hassle with architects and contractors: Its already here. Landlord will deliver the space to you with paint of your choosing and freshly detailed, move in condition. Endcap unit with rare outdoor access to a private, level, fenced, grassy yard for dogs to run around. BUILDING AND SIDEWALK ARE BEING PRESSURE WASHED AND THE PARKING LOT IS BEING RE-BLACKTOPPED AND RESTRIPE IN THE NEXT 30 DAYS. Would also make a great Salon Suites or Medical Office, Dental / Orthodontist, Dental Lab, Dog Training/Boarding or Sports Training Facility (due to the huge, flat, outdoor field/workout yard). Space can be split into roughly 1,450 SF and 3,000 SF. The 1,450 SF is connected to the outdoor yard and would be perfect for a Dog/Cat Boarding facility.

Monument signage right on the busy Peachtree Parkway. Next to Advance Auto Parts and just 2 doors down from the newer Kroger complex. Enjoy the built up goodwill from the previous veterinarian who was here for a decade. See the detailed floor plan under in the photos or here is LINK TO WALK THOROUGH VIDEO: <https://youtu.be/O9NYQuhizJk?si=EFazVCqFQj-ZRefN>

Price: \$20.00 /SF/YR

- Fully outfitted, fully built out interior
- Move in condition.
- Freshly painted and detailed space.
- Endcap unit with large, secure, fenced yard for dogs.

View the full listing here: <https://www.loopnet.com/Listing/1675-Peachtree-Pky-Cumming-GA/39862585/>

Rental Rate:	\$20.00 /SF/YR
Total Space Available:	8,800 SF
Min. Divisible:	1,450 SF
Max. Contiguous:	4,400 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	3
Center Properties:	1
Frontage:	212' on Peachtree Pky
Gross Leasable Area:	11,840 SF
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.67 /SF/MO

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Listing spaces

1st Floor

Space Available:	1,450 - 4,400 SF
Rental Rate:	\$20.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Professional Services
Space Type:	Relet
Space Use:	Retail
Lease Term:	3 Years

1st Floor Ste
110/120/130

Space Available: 1,450 - 4,400 SF
Rental Rate: \$20.00 /SF/YR
Date Available: Now
Service Type: Triple Net (NNN)
Built Out As: Professional Services
Space Type: Relet
Space Use: Retail
Lease Term: 3 - 12 Years

3 adjacent units plus a private, huge, flat, fenced, grassy outdoor yard. Can be had as 1,450 SF, 3,000 SF or 4,400 SF space, depending upon your needs. Landlord will split at his expense. 1,450 SF rents for \$3,050/month plus utilities. (includes yard free) 3,000 SF rents for \$6,100/month plus utilities. (includes yard free) 4,400 SF rents for \$9,258/month plus utilities. (includes yard free)

For more listing information visit:

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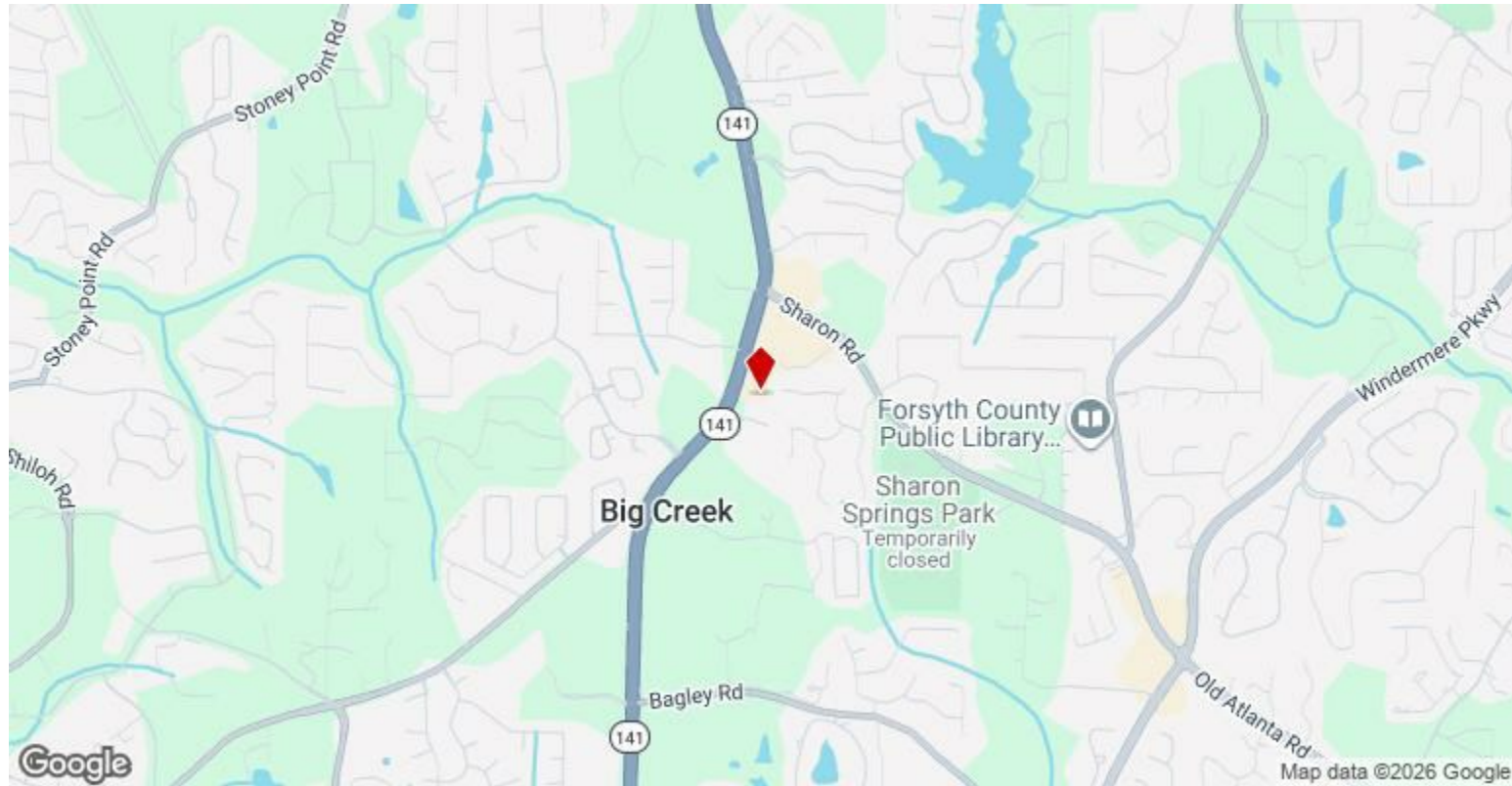
Major Tenant Information

Tenant	SF Occupied	Lease Expired
ChessTronics	-	
Global Academy	-	
Unique Care Physical Therapy	-	

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Location



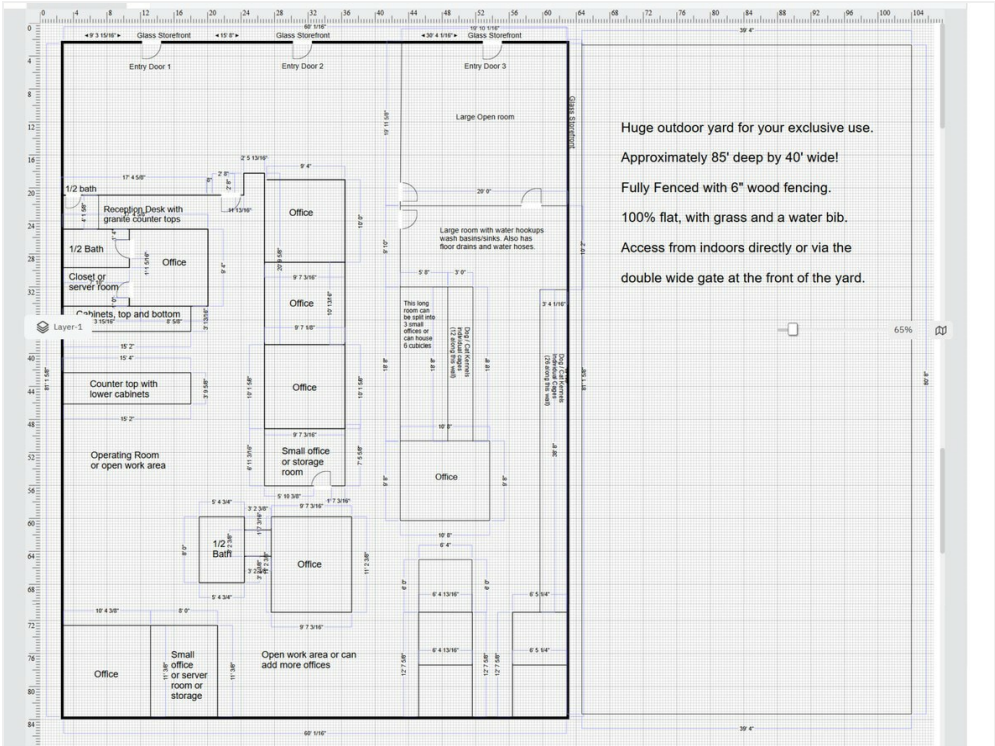
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Property Photos



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Floor Plan 1675 PP JPEG for Loopnet

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Property Photos



IMG_4373



IMG_4372

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Property Photos



Dog kennels



Surgical room

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Property Photos



Sinks in room



Private dog run

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Property Photos



Surgical table



Private dog run

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Property Photos



Dog kennels



Reception desk with granite counters

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Property Photos



Waiting Area with ceramic tile floors



Prominent monument signage

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