



Suite 900

4415 Front Nine Dr, Cumming, GA 30041



Gopal Palanisamy

Virtual Properties Realty
2750 Premiere Pky, Suite 200, Duluth, GA 30097
varchproperties@gmail.com
Direct (773)-595-2174

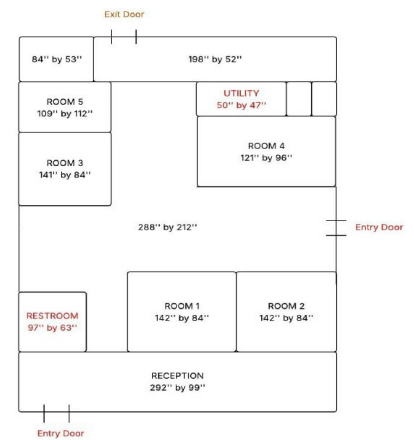


Suite 900

Upon Request

Secure this opportunity within this thriving 13,500 sq ft retail plaza, strategically positioned at the high-traffic corner of Windemere Parkway and Front Nine Drive in the growing and affluent community of Cumming. This is your chance to establish your business in a well-located center with excellent visibility and access to a desirable customer base. Don't miss the last available space to capitalize on the strong demographics and vibrant atmosphere of this sought-after area....

- Great location at the entrance to Windemere Country Club
- Traffic count of 9800
- Strong demographics w/ avg HHI of \$166,244 within 1 mile
- Great tenant mix: Martial Arts, Nail Salon, Medical Clinic, Dance Academy



Rental Rate: Upon Request

Property Type: Retail

Property Subtype: Storefront

Gross Leasable Area: 13,502 SF

Year Built: 2008

Walk Score ©: 30 (Somewhat friendly)

Rental Rate Mo: Upon Request



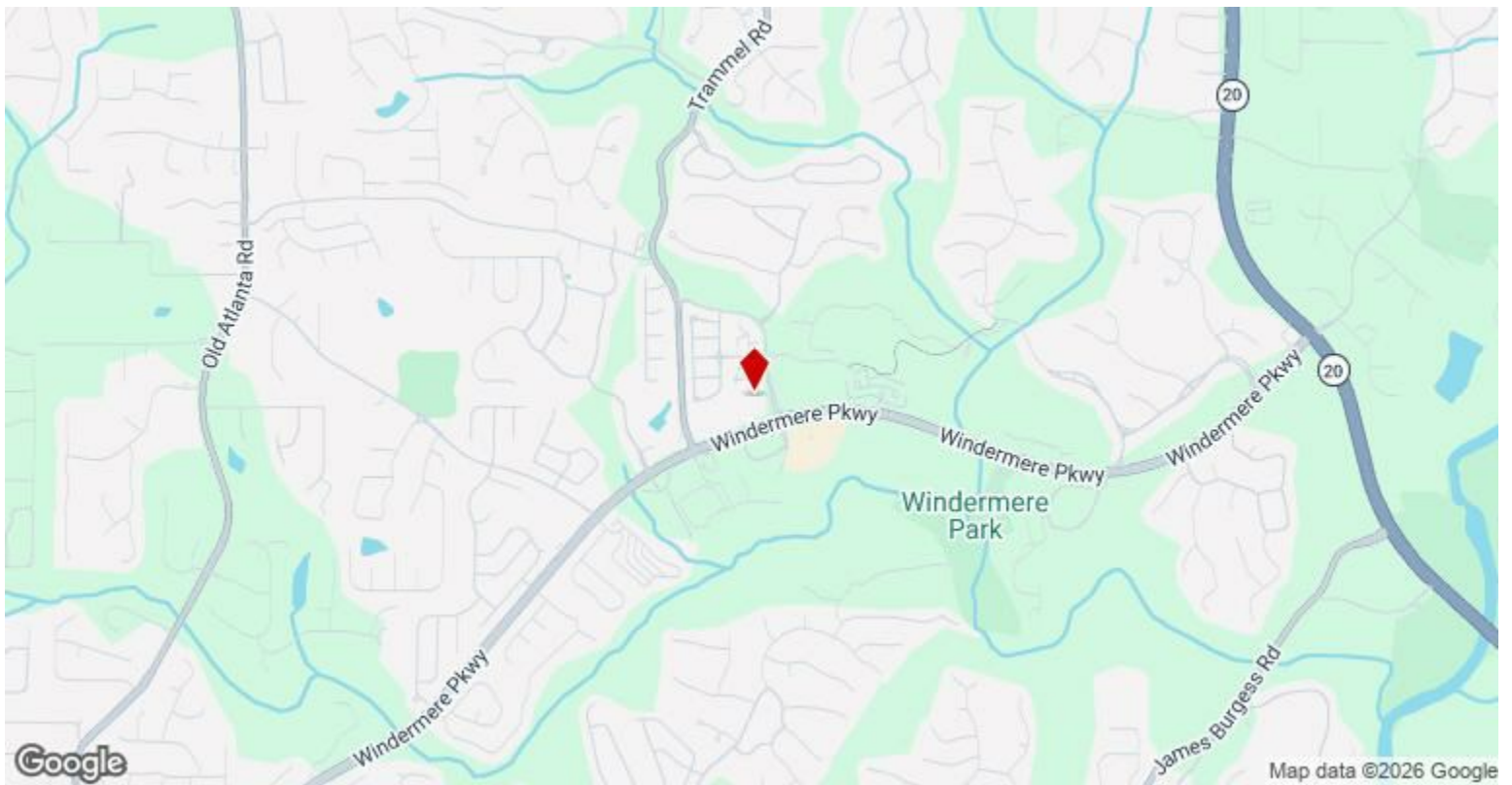
1st Floor Ste 900

Space Available	1,517 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Rare opportunity to lease a ~1,500 SF fully built-out pet hospital space in one of Cumming's fastest-growing corridors (near GA-400). Designed for veterinary use (exam rooms + restrooms in place) Located behind PetSuites Cumming – high pet traffic & proven demand area Save \$100K+ in buildout costs Ideal for new practice or expansion Great tenant mix: Martial Arts, Nail Salon and Medical Competitive lease rates (below new build cost and market value) Move-in ready – start operating faster without heavy upfront investment Call me at 773.595.2174 for details or to schedule a tour #CummingGA #CommercialRealEstate #VeterinaryClinic #ForLease #AtlantaBusiness #SmallBusinessOpportunity #MedicalSpace #RetailSpace

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Atlanta Piano Fortissimo	-	
Bagel Deli	-	May 2025
CBG Financial	-	April 2024
Elite Primary Care	-	
Medicine & Urgent Care Family	-	
Music Moments	-	
Naatyaveda Dance Academy	-	April 2027
Windermere Animal Hospital	-	February 2015



4415 Front Nine Dr, Cumming, GA 30041

Secure this opportunity within this thriving 13,500 sq ft retail plaza, strategically positioned at the high-traffic corner of Windermere Parkway and Front Nine Drive in the growing and affluent community of Cumming. This is your chance to establish your business in a well-located center with excellent visibility and access to a desirable customer base. Don't miss the last available space to capitalize on the strong demographics and vibrant atmosphere of this sought-after area.

Property Photos



Property Photos



Outside View



WhatsApp Image 2026-04-04 at 12.42.22 AM (2)

Property Photos



Inside view



Inside view

Property Photos



Inside view



Inside view

Property Photos



Inside view



Inside view

Property Photos



Property Photos

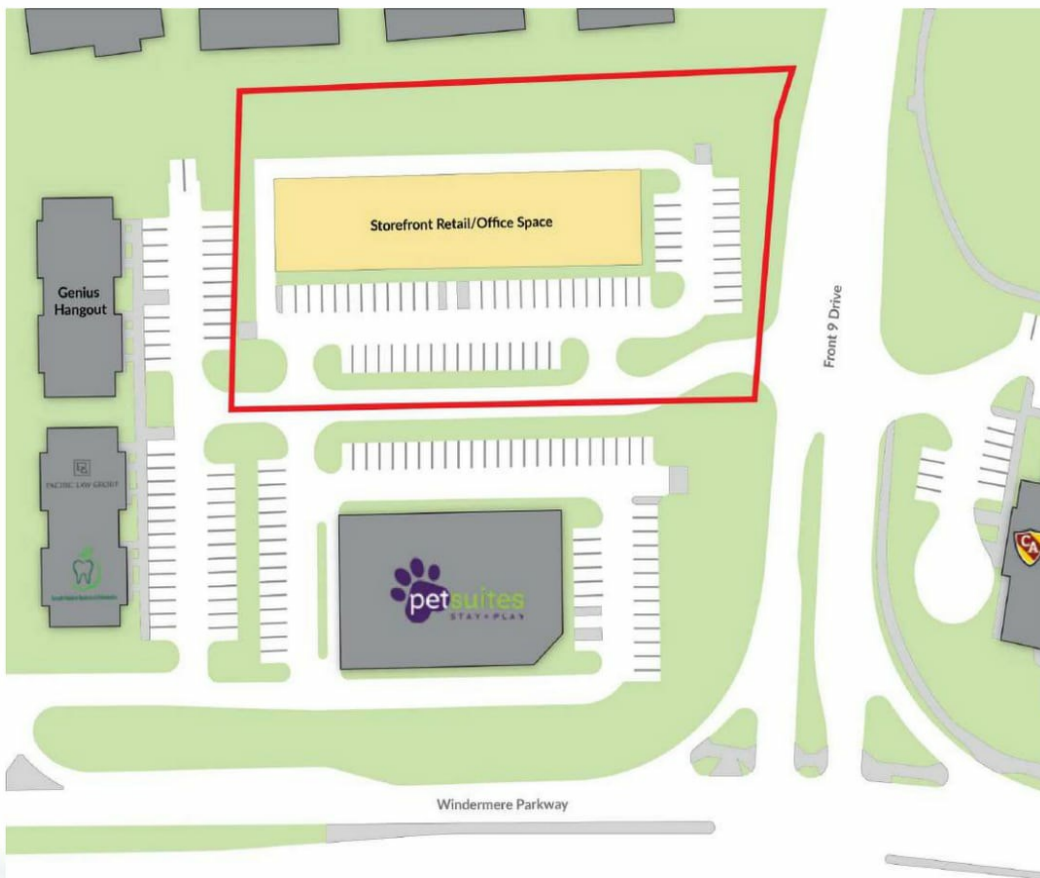
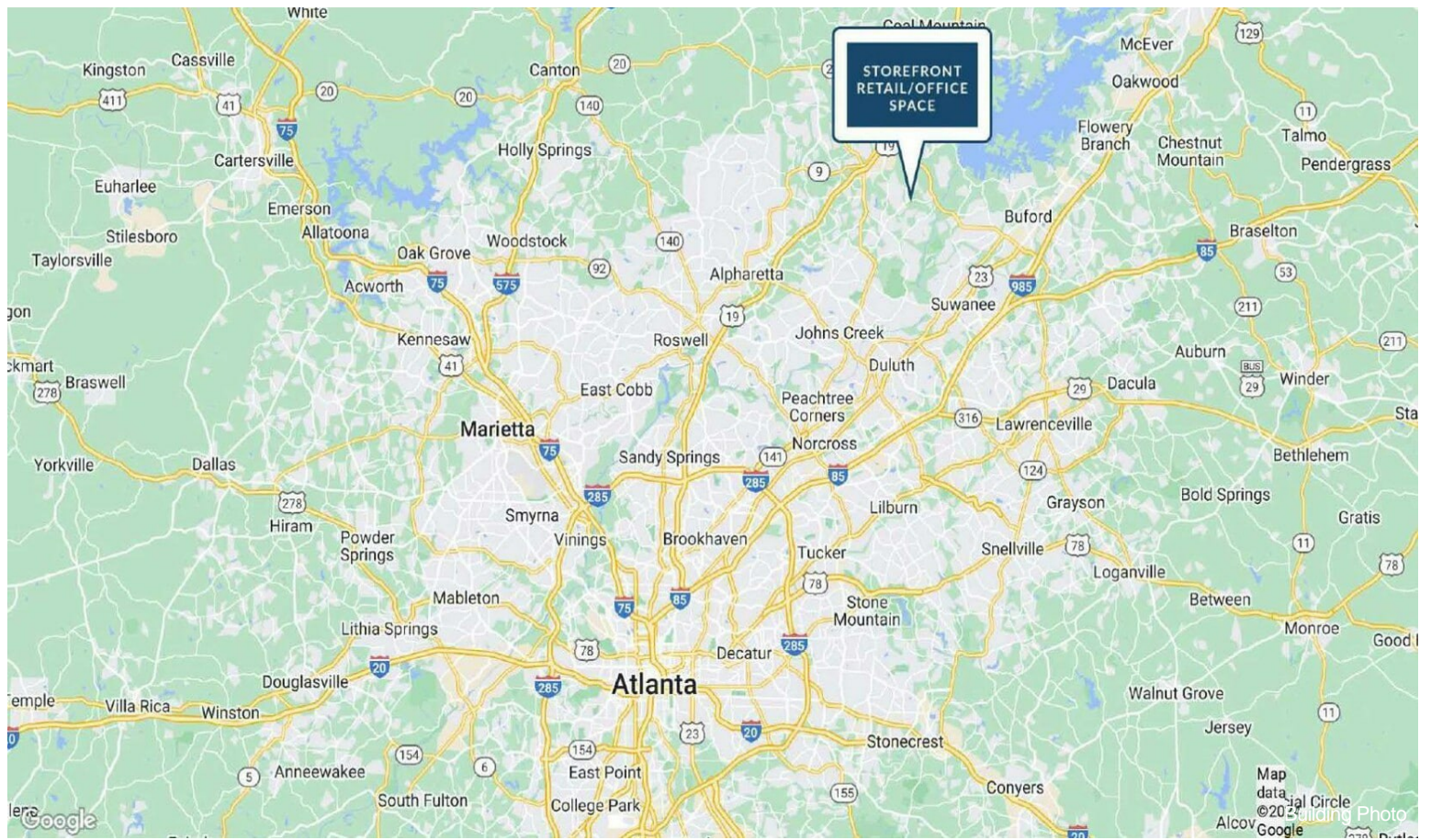


Inside view



Other

Property Photos



Property Photos

