



CD, II Properties, LLC

Real Estate Investors & Developers

Development ■ Management ■ Properties ■ Rental



LOCATION

1080 Historic Hwy 441
Demorest, GA 30525

Highly visible commercial property located near Cornelia Retail District, Piedmont University and Northeast Georgia Medical Center.

OFFICE/RETAIL/MEDICAL

Unit: A - 1,000 Sq/Ft
Rent: \$995.00 monthly
TICAM: \$2.50 per Sq/Ft
Water/Sewer: \$75.00 monthly
Total Monthly Cost: \$1,278.33

OFFICE/RETAIL/MEDICAL

Unit: E - 1,000 Sq/Ft
Rent: \$995.00 monthly
TICAM: \$2.50 per Sq/Ft
Water/Sewer: \$75.00 monthly
Total Monthly Cost: \$1,278.33

★ PROPERTY HIGHLIGHTS

- Strong street visibility
- Excellent signage opportunity
- Ample on-site parking
- Easy access to major highways
- Professional curb appeal

COMMERCIAL SPACE FOR LEASE

Prime Location • Flexible Terms



☞ *Schedule a tour today to see if this space is right for you.*

James Trommer
Commercial Leasing Agent

jtrommer@cd2properties.com
(706)778-8001 Ext: 123