

BRAND Real Estate Services

Henderson Commons

735 NORTH MAIN STREET (HWY. 9) | ALPHARETTA, GA 30009

Project Overview

735 N. Main St. (Hwy. 9)

1,522 SF
Space Available Now

2,800 SF
Space Available Now

Built in 2008, the brick center recieved a fresh, attractive exterior repaint in 2022

Excellent accessibility with three points of ingress and egress

Vibrant upscale tenant mix

Prominent monument signage along Main Street with 19,600 vehicles per day (VPD)

Strong retail corridor surrounded by major national retailers including Costco, Home Depot and Walmart

32,844 SF

Attractive painted brick retail center ideally positioned on Main Street near Windward Parkway, in the affluent and rapidly growing community of Alpharetta in North Fulton.

2 OUTPARCELS AVAILABLE

For ground lease or build-to-suit, accommodating buildings up to 4,200 SF and 7,000 SF.



Demographics

735 N. Main St. (Hwy. 9)

Traffic Counts

N. Main Street (Hwy. 9)	19,900 VPD
Windward Pkwy	35,200 VPD
Henderson Pkwy.	2,100 VPD

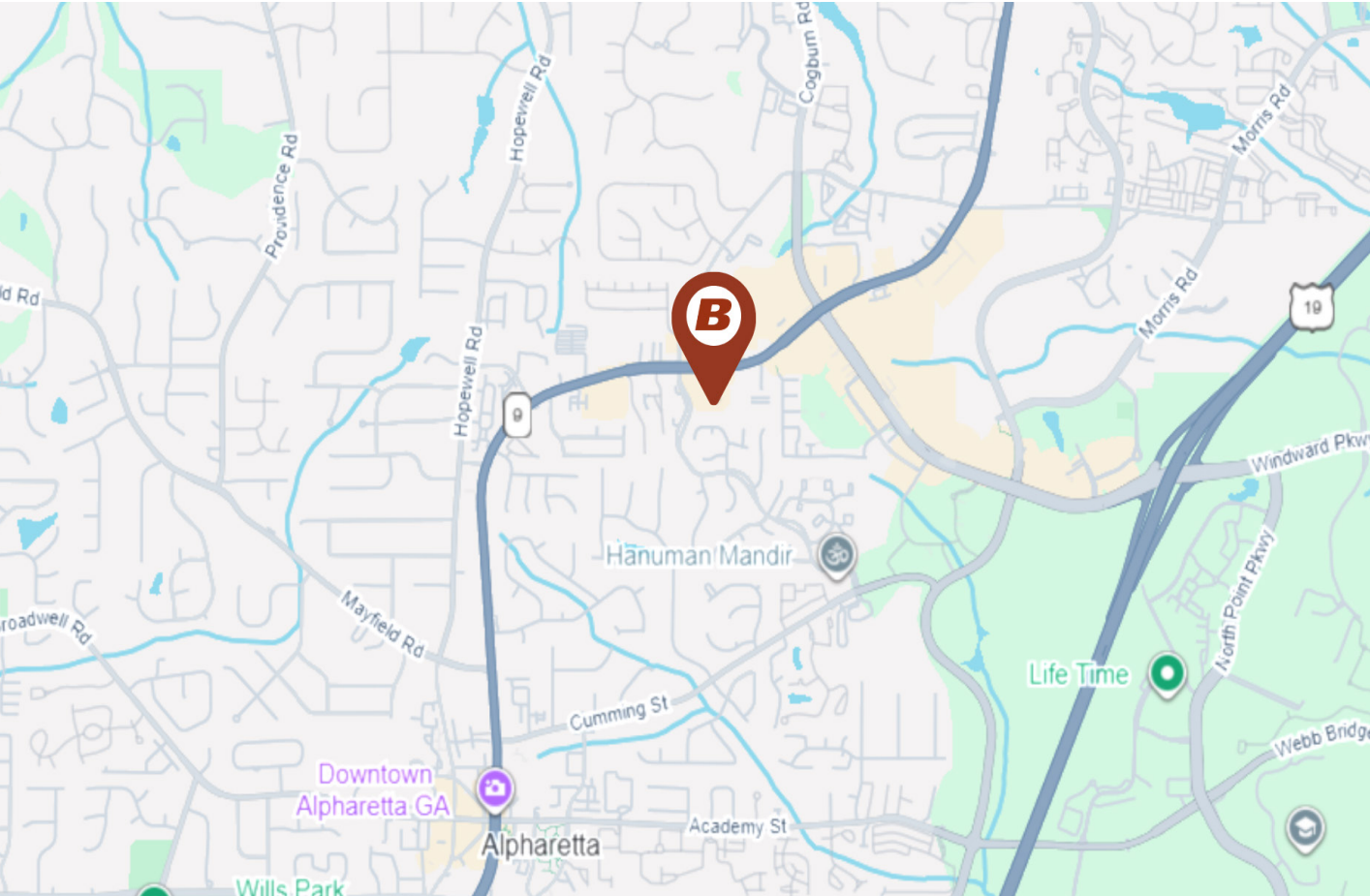
Demographics

	1 MILE	3 MILES	5 MILES
Population	8,305	59,380	158,126
Daytime Employment	14,174	71,094	140,591
HH Income	\$146,911	\$148,690	\$156,378

GPS Coordinates

34.0909472 Lat.

-84.2856155 Long.



Available Space

735 N. Main St. (Hwy. 9)

Tenants

SUITE	TENANT	SF	SUITE	TENANT	SF
100	Just Love Coffee	1,851	900-1000	Lumiere Salon de Beaute	2,800
150	AVAILABLE	1,522	1100	Milton Medical Group	1,400
200	House of Hazen	3,383	1200-1300	PT Solutions (Physical Therapy)	2,800
500	LEASED	5,900	1400	AVAILABLE	2,800
600	Laura Ramsey Interiors	2,166	1700	Shodo Ramen & Sushi	4,300
700	Aunty's Kitchen	1,260	1900	Salt & Sauna Wellness	1,300
800	The Exercise Coach	1,400	TOTAL SQUARE FEET		32,884

Available Parcels

PAD A | 0.69 AC

Outparcel Available for Ground Lease
or Build to Suit up to 4,200 SF Building
Allowed

PAD B | 1.0 AC

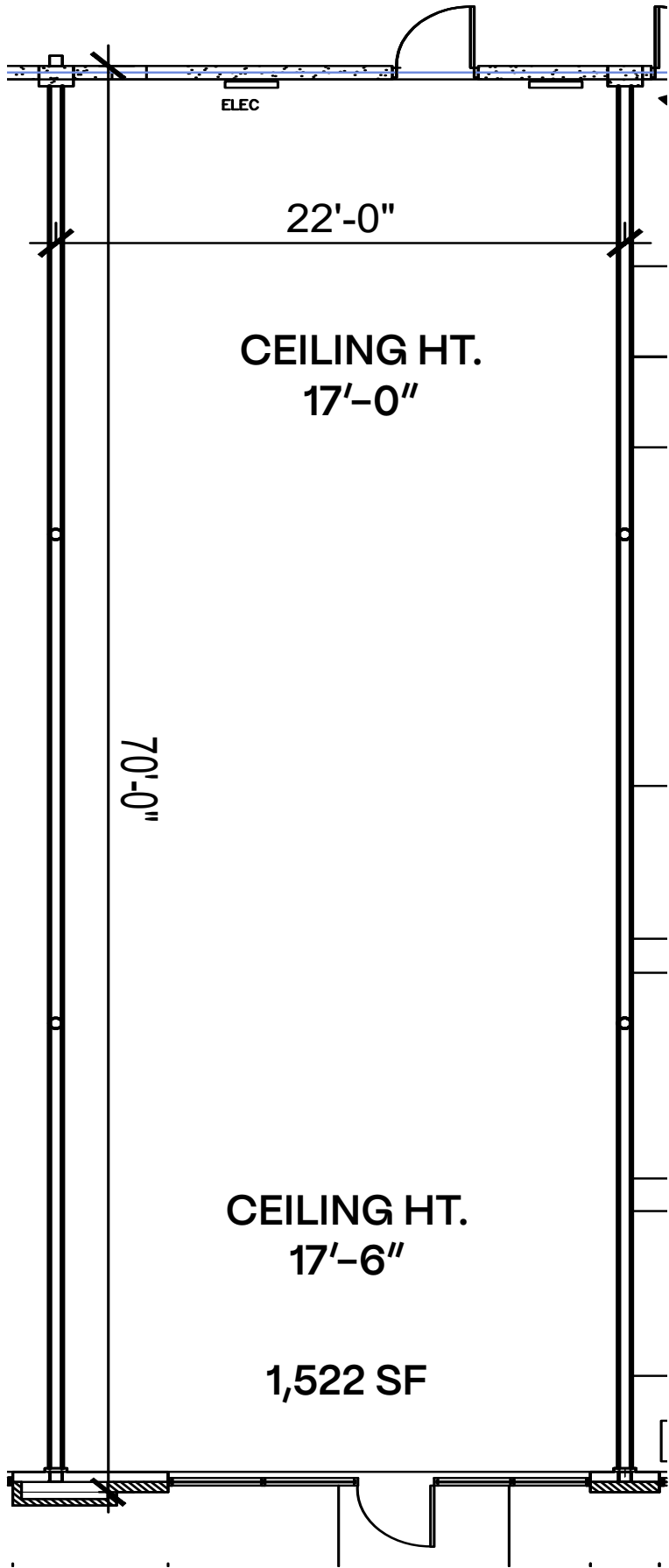
Outparcel Available for Ground Lease
or Build to Suit up to 7,000 SF Building
Allowed



Site Plan

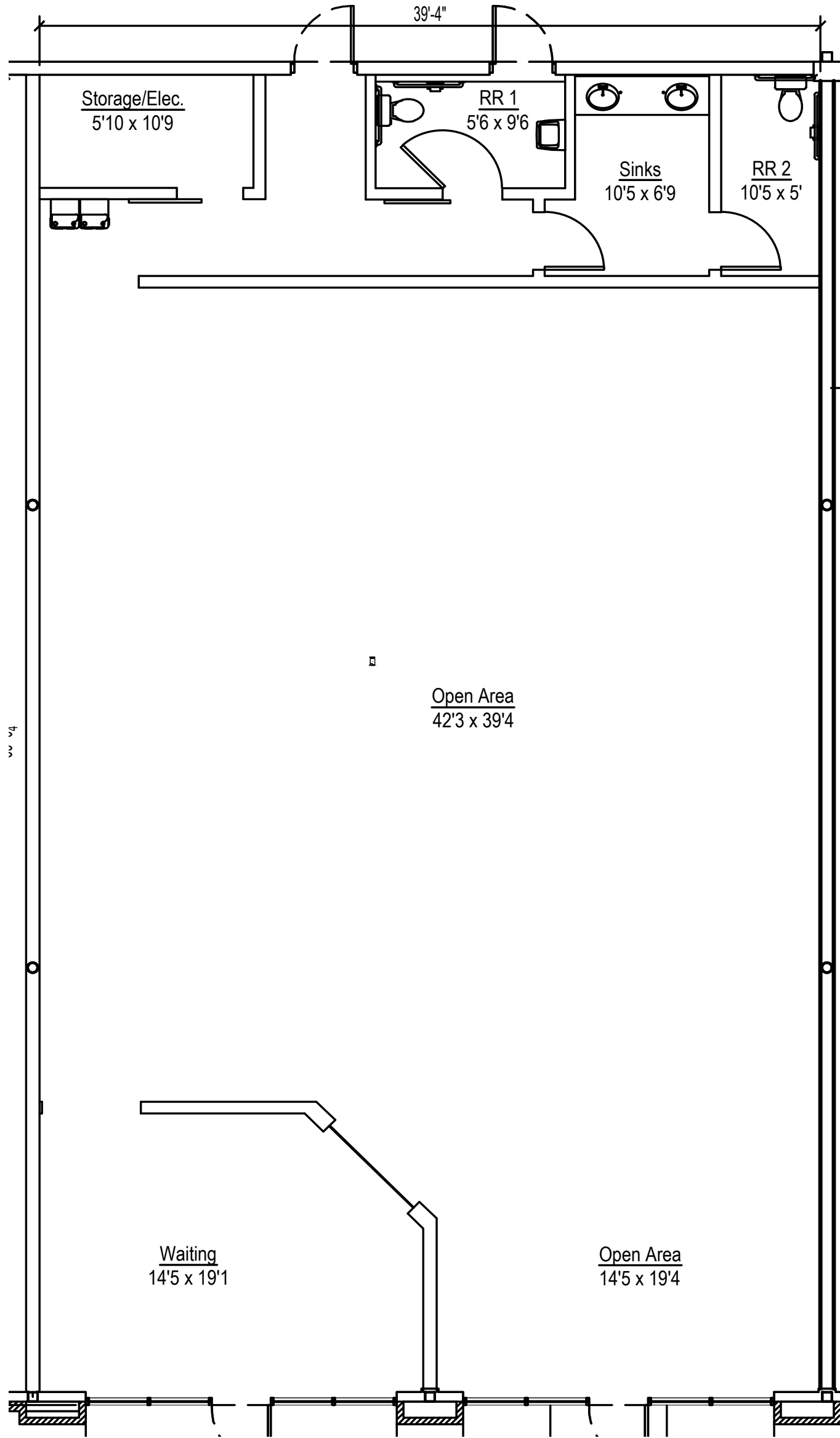
735 N. Main St (Hwy. 9)

SUITE 150



SUITE 1400

735 N. Main St (Hwy. 9)



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