

HENDERSON COMMONS

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



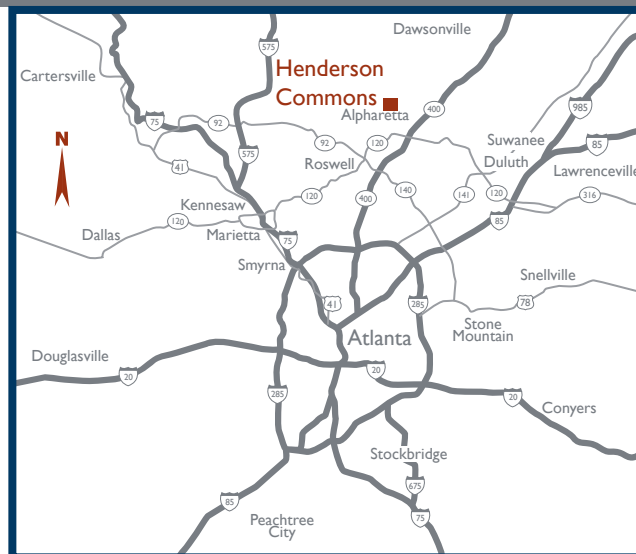
3,373 SF Endcap Available;
First Generation Restaurant



**OUTPARCEL
and Green Space
AVAILABLE!**

PROPERTY DETAILS

- Beautiful 32,884 SF brick retail center located on Main Street near Windward Parkway in affluent and fast-growing Alpharetta in north Fulton County
- Built in 2008, the brick center was repainted with attractive exterior paint in 2022
- Easy ingress and egress with 3 points of access
- Monument signage on Main Street with 17,500 VPD
- Market area includes Costco, Home Depot, Walmart
- Strong demographics with 169,000 residents within 5 miles with average HH income over \$149,000
- 3,373 SF Endcap available - first generation restaurant
- Prime Outparcel Opportunity for ground lease or build to suit

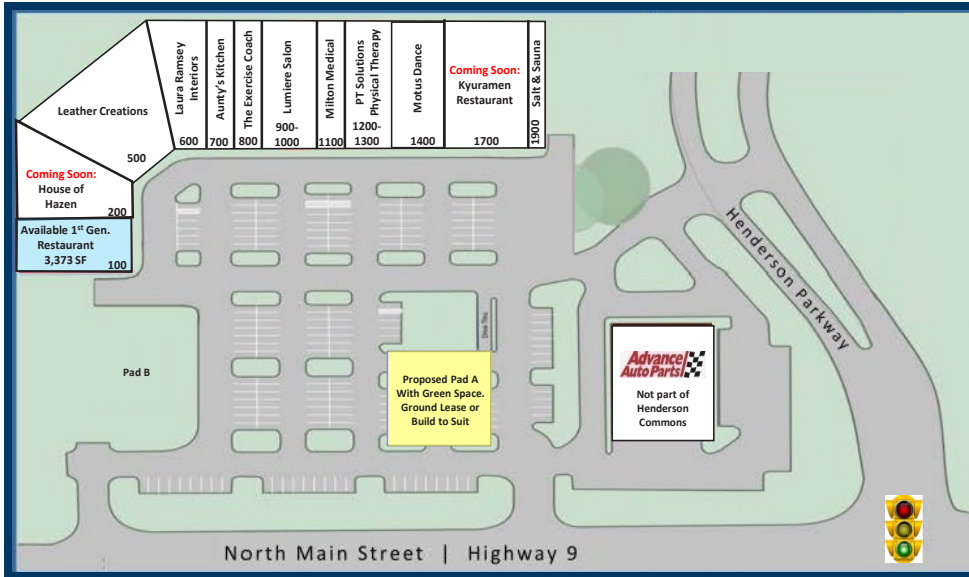


BRAND
Real Estate Services

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770.476.4801

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TRAFFIC COUNTS

Main Street (Hwy. 9) 17,500 VPD

DEMOGRAPHICS - 2022 CoStar

	1 mile	3 miles	5 miles
Population	8,688	61,008	169,163
Daytime Emp.	8,023	65,710	128,870
Income	\$122,134	\$137,117	\$149,655

GPS COORDINATES

Lat. 34.0909472 Long. -84.2856155

SUITE	TENANT	SF
100	Available First Generation Restaurant Space, Endcap	3,373
200	Coming Soon: House of Hazen	3,383
500	Leather Creations	5,900
600	Laura Ramsey Interiors	2,166
700	Aunt's Kitchen	1,260
800	The Exercise Coach	1,400
1000	Lumiere Salon de Beute	2,800
1100	Milton Medical Group	1,400
1300	PT Solutions Physical Therapy	2,800
1400	Motus Dance	2,800
1700	Coming Soon: Kyuramen	4,300
1900	Salt & Sauna Wellness	1,300
	Total Square Feet	32,884



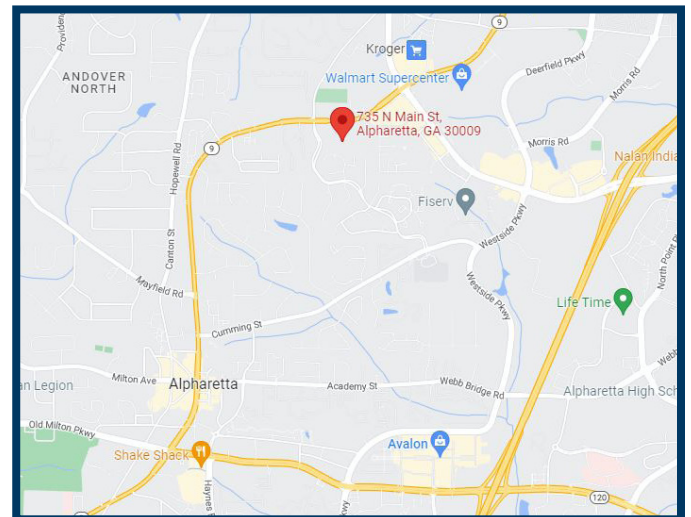
Pad A Outparcel and Green Space
Available for Ground Lease or
Build to Suit

Pad B Future Development

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