

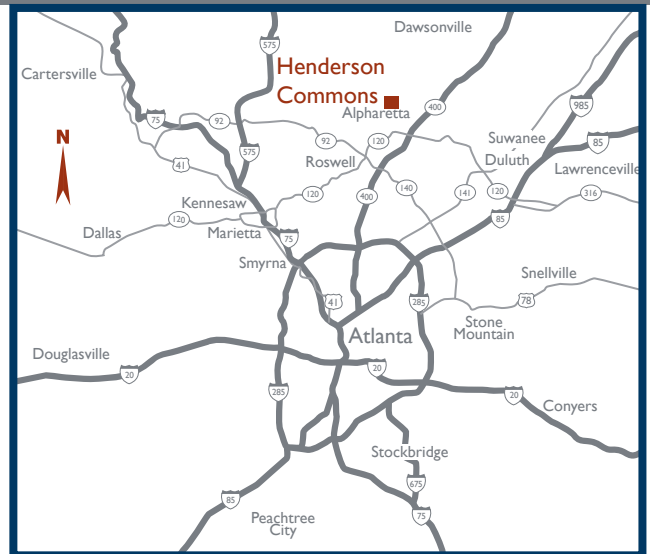
HENDERSON COMMONS

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



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
- Vibrant upscale tenant mix
- 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
- 1,522 SF inline space available now
- 2 Prime Outparcel Opportunities for ground lease or build to suit up to 4,200 SF and 7,000 SF

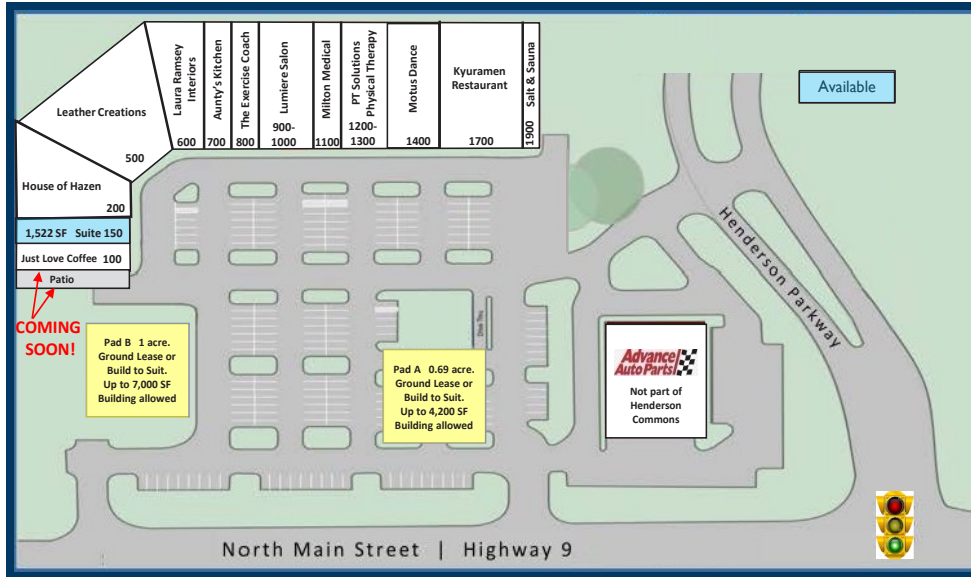


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770.476.4801

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TRAFFIC COUNTS

Main Street (Hwy. 9) 17,500 VPD

DEMOGRAPHICS

	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	Coming Soon! Just Love Coffee	1,851
150	Available	1,522
200	House of Hazen	3,383
500	Leather Creations	5,900
600	Laura Ramsey Interiors	2,166
700	Aunty'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	Kyuramen Restaurant	4,300
1900	Salt & Sauna	1,300
Total Square Feet		32,884

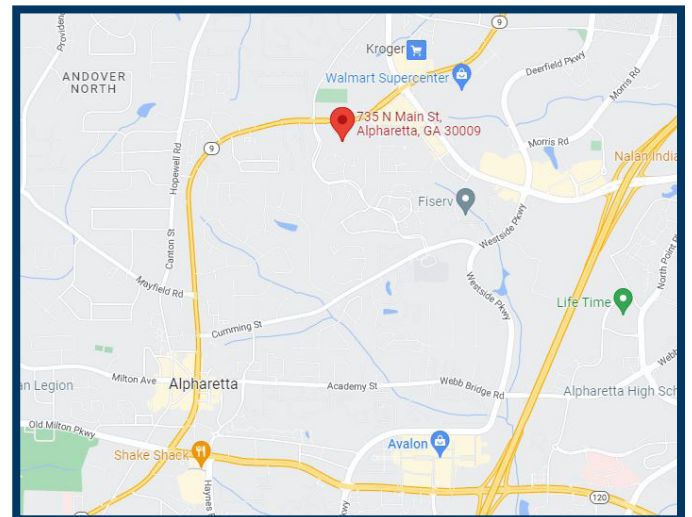


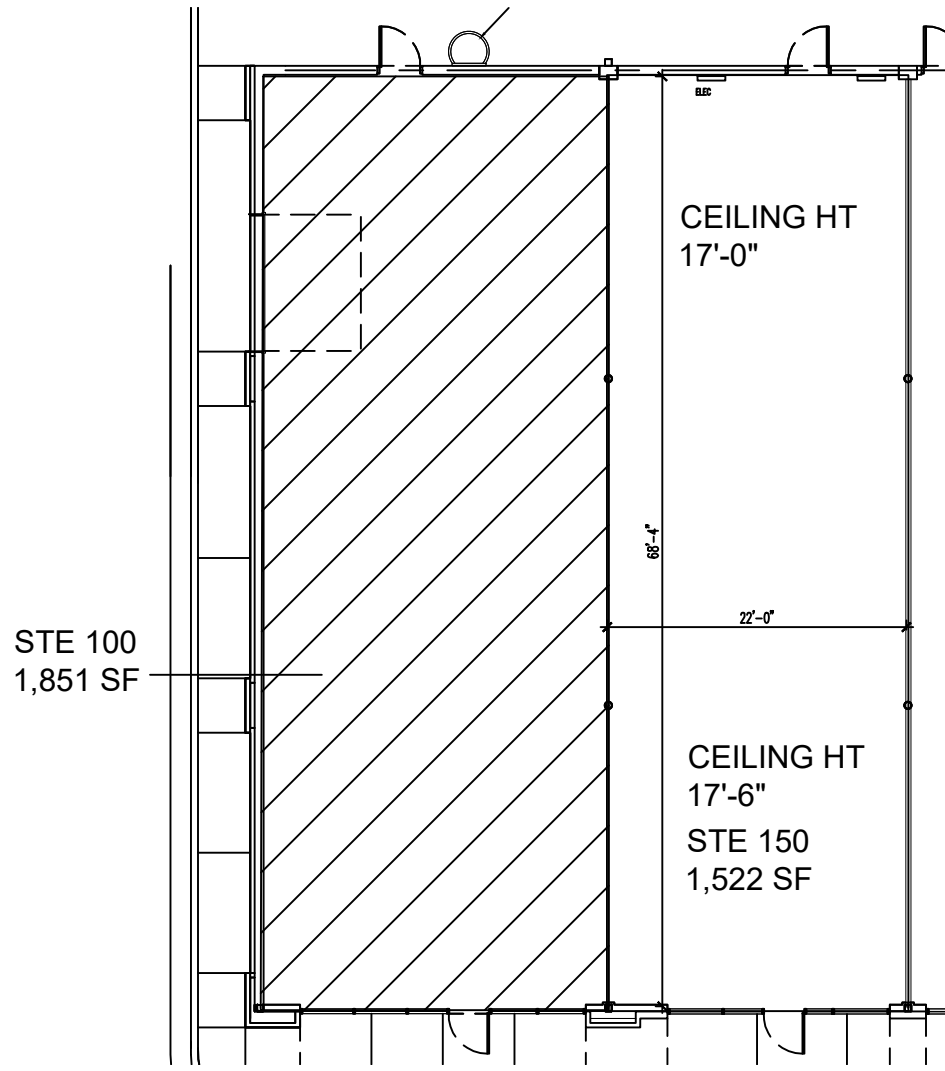
- Pad A Outparcel Available for Ground Lease or Build to Suit. Up to 4,200 SF Building Allowed .69 Ac.
- Pad B Outparcel Available for Ground Lease or Build to Suit. Up to 7,000 SF Building Allowed 1.0 Ac.

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SCALE: N.T.S.

AS-BUILT PLAN --SUITE 150
735 N. MAIN STREET
ALPHARETTA, GA 30009

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