

BRAND Real Estate Services

Suite 1400 | 2,800 SF
AVAILABLE

Suite 1700 | 4,300 SF
2ND GENERATION
RESTAURANT AVAILABLE

HENDERSON COMMONS

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

Project Overview

735 N. Main St.

2,800 SF

Suite 1400 | Available

4,300 SF

Suite 1700 | Available with Notice
2nd Generation Restaurant

Built in 2008, the brick center received 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

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.

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



Project Overview

735 N. Main St.

Tenants

SUITE	TENANT	SF
100	Just Love Coffee	1,851
150	The Scented Cottage	1,522
200	House of Hazen	3,383
500	Hylo Fitness	5,900
600	Laura Ramsey Interiors	2,166
700	Aunty's Kitchen	1,260
800	The Exercise Coach	1,400
900-100	Lumiere Salon de Beaut	2,800
1100	Milton Medical Group	1,400
1200-1300	PT Solutions (Physical Therapy)	2,800
1400	AVAILABLE	2,800
1700	AVAILABLE W/ NOTICE	4,300
1900	Salt & Sauna Wellness	1,300
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

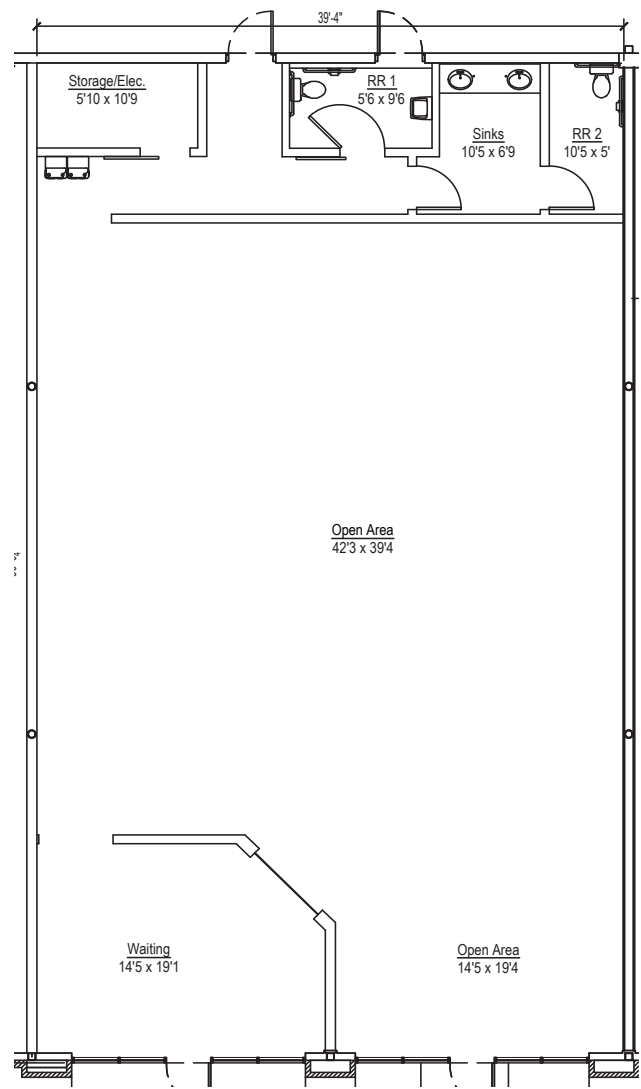
PAD B | 1.0 AC

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

Site Plan

735 N. Main St.

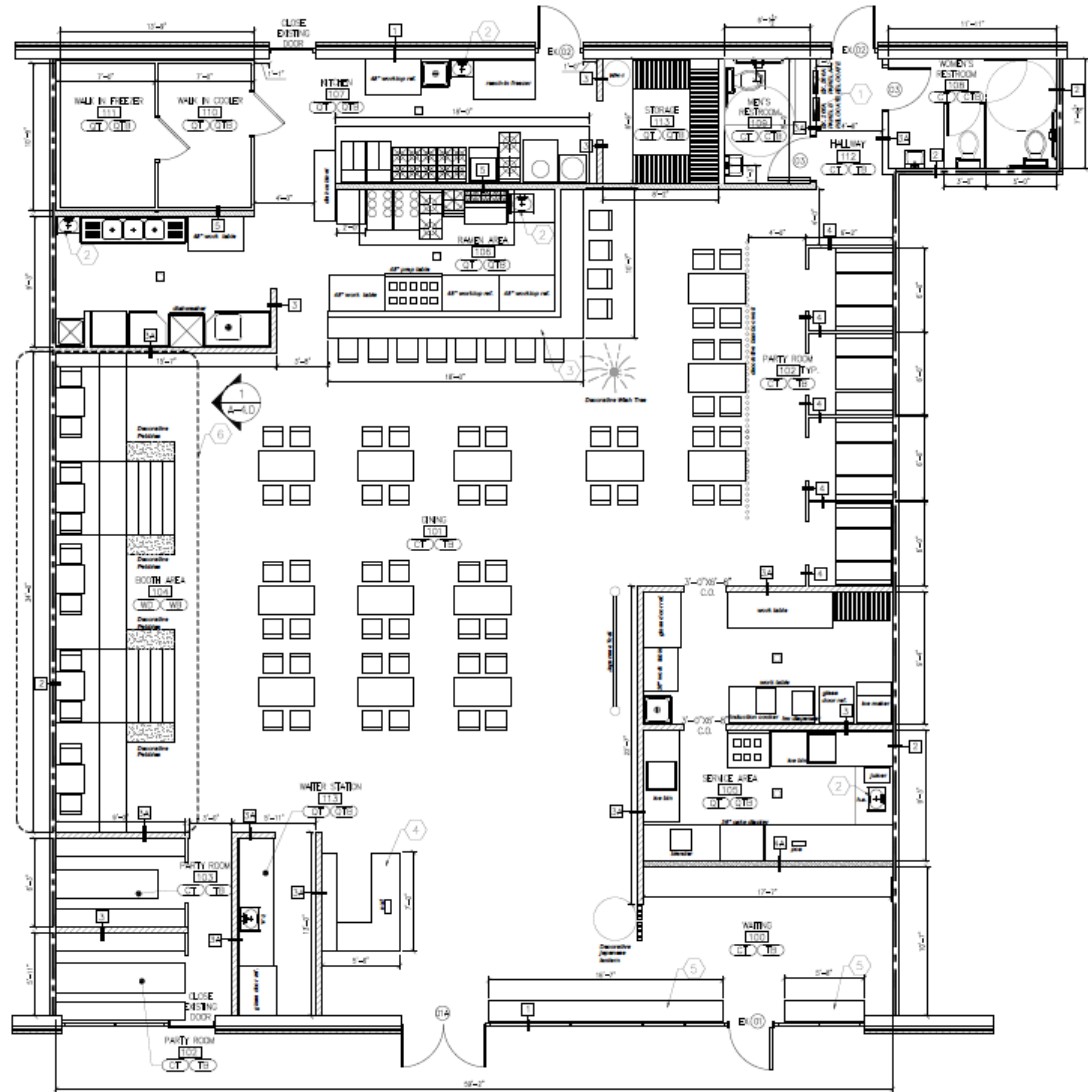
SUITE 1400



Site Plan

735 N. Main St.

SUITE 1700



Equipment List

735 N. Main St.

SUITE 1700

Mop Sink w/ Vacuum Breaker

Water Heater

Ice Maker

Dishwasher

Hand Sink w/ Side Splash

3-Compartment Sink w/ 2 Drain Boards

6 Pasta Cooker

Gas Stock Pot Range (2 Burners)

4 Burner Hotplate

Gas 50 lb. Floor Fryer

Gas 70 lb. Floor Fryer

Natural Gas 4 Burner Range

Natural Gas 6 Burner Range

24" Gas Countertop Griddle

Gas Stock Pot Range

1 Eye Wok

Rice Cooker

Reach-In Freezers 52"

Swing Glass Door Merchandiser Refrigerator

Refrigerated Prep Table

48" Two Drawer Worktop Refrigerator

48" Four Drawer Worktop Freezer

Work Table

48" Worktop Refrigerator

One Compartment Sink

Ice Bin

Walk-In Cooler

Walk-In Freezer

36" Refrigerated Prep Table

Smoothie Blender

Cake Display Unit

POS

Fruit Juicer

Induction Cooktop

Hot Water Dispenser

Glass Door Refrigerator

Contact

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