

**FOR  
SALE**

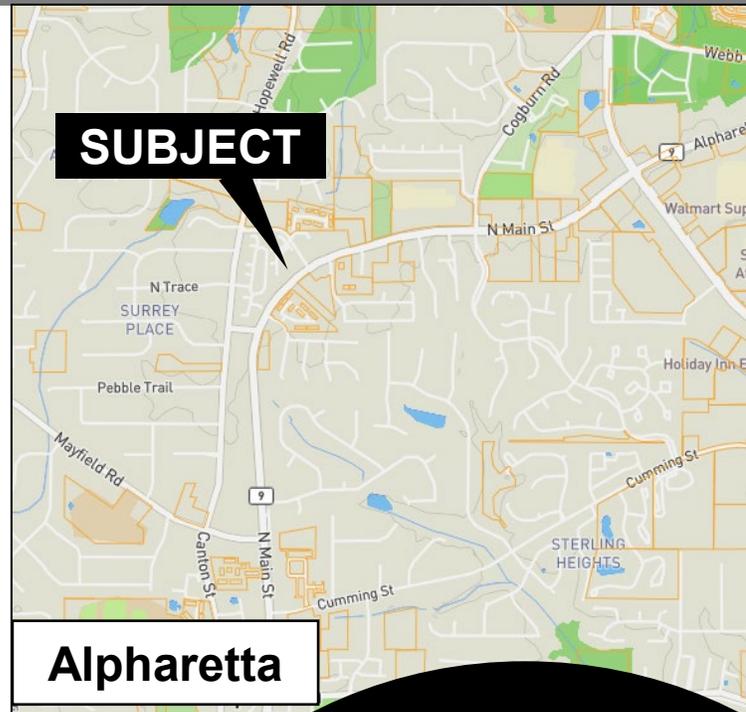
**Automotive Repair**  
4,018 Square Feet / .42 Ac



**540 N. Main St**  
Alpharetta, GA 30009

**Price: \$1,650,000 6.11% CAP**

- **NNN Lease- Rocco's**
- **24,900 average daily traffic**
- **C2 Zoning City of Alpharetta**  
**rare automotive use zoning**
- **Stable NNN income, 7 years**  
**on lease with 3 x 5-year**  
**options to renew**



**A**tanta  
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**G**roup



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# Automotive Repair

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## Retail Neighbors:

Alpharetta City Center 1.2 Miles to the South

Windward Parkway 1 Mile to the North



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