



For Lease

DOWNTOWN ALPHARETTA OFFICE & RETAIL SPACE

116-126 N. Main Street
Alpharetta, GA 30004



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



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Property Overview

116 - 126 N. Main Street is a new mixed-use development currently under construction. It will consist of two ± 24,000 SF buildings on ±1.43 acres in downtown Alpharetta. Approximately ±16,000 SF of restaurant/retail space and ±32,000 SF of office space.

The ±2,822 SF historic house located at the property will be brought up to current code for restaurant use.

Situated on N. Main Street at Cumming Street at a signalized intersection, the property provides an excellent, accessible location in the high-energy Alpharetta downtown district.

Walkable amenities include the area's most vibrant collection of restaurants, shopping, schools, parks and housing options.

±50,000 SF **±1.43 ACRES**

Total Building Size

Site Size

**±4,000-
32,000 SF**

Availability

\$35/SF/YR

Starting NNN Rental Rates

126B N. MAIN STREET

126A N. MAIN STREET

MAIN STREET

116 N. MAIN STREET

TECT
Y WARD

— AVAILABLE
— LEASED

126B N. MAIN STREET

3RD FLOOR ±4,000-8,000 SF

2ND FLOOR ±4,000-8,000 SF

1ST FLOOR SALON & MED SPA

126A N. MAIN STREET

3RD FLOOR ±4,000-8,000 SF

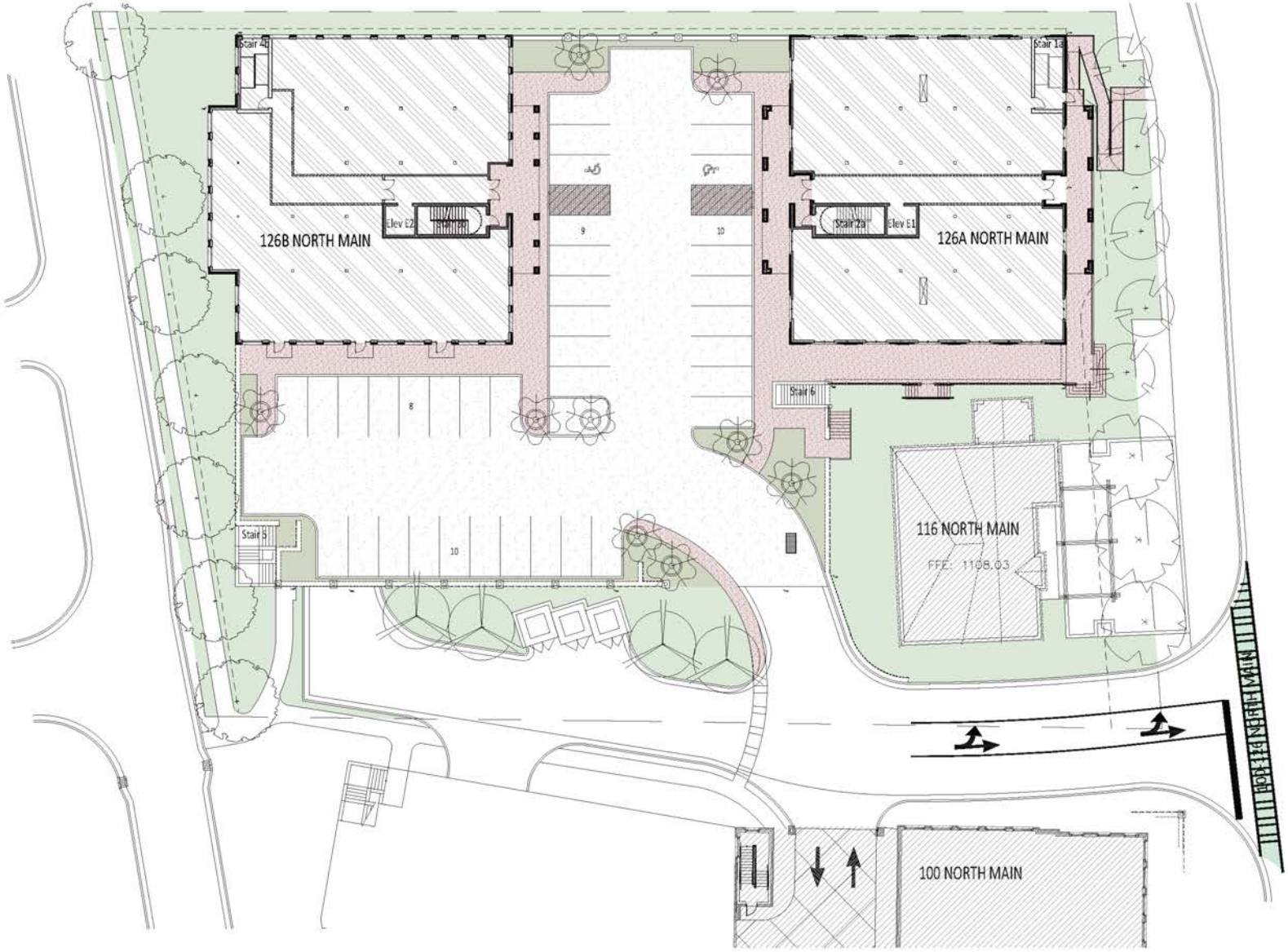
2ND FLOOR ±4,000-8,000 SF

1ST FLOOR JAPANESE/SUSHI RESTAURANT

116 N. MAIN STREET

26 THAI RESTAURANT

Site Plan



1 MAIN LEVEL SITE PLAN
SCALE: 1" = 30'-0"



In The Area



DOWNTOWN ALPHARETTA

- FLATLANDS
- TRUCK & TAP. FOOD TRUCKS • CRAFT BEER
- THE SOUTHERN PORCH - ON MAIN STREET -
- SOMAIN EST. 2014
- CHIRINGA EAT WELL • FLY HIGH
- ROARING SOCIAL
- UP ON THE ROOF
- JEKYLL BREWING Alpharetta, GA
- CITIZEN OF SOULS

AVALON SHOPPING MALL

- Ted's MONTANA GRILL
- PIZZA ANTICO NAPOLETANA
- WHOLE FOODS MARKET
- Chick-fil-A
- POTTERY BARN
- CRÚ FOOD & WINE BAR
- SEPHORA
- Apple
- NIKE
- J. CREW
- BANANA REPUBLIC
- KONA GRILL America's Favorite Grill
- fab'rik
- SUPERICA
- The Container Store
- STARBUCKS COFFEE

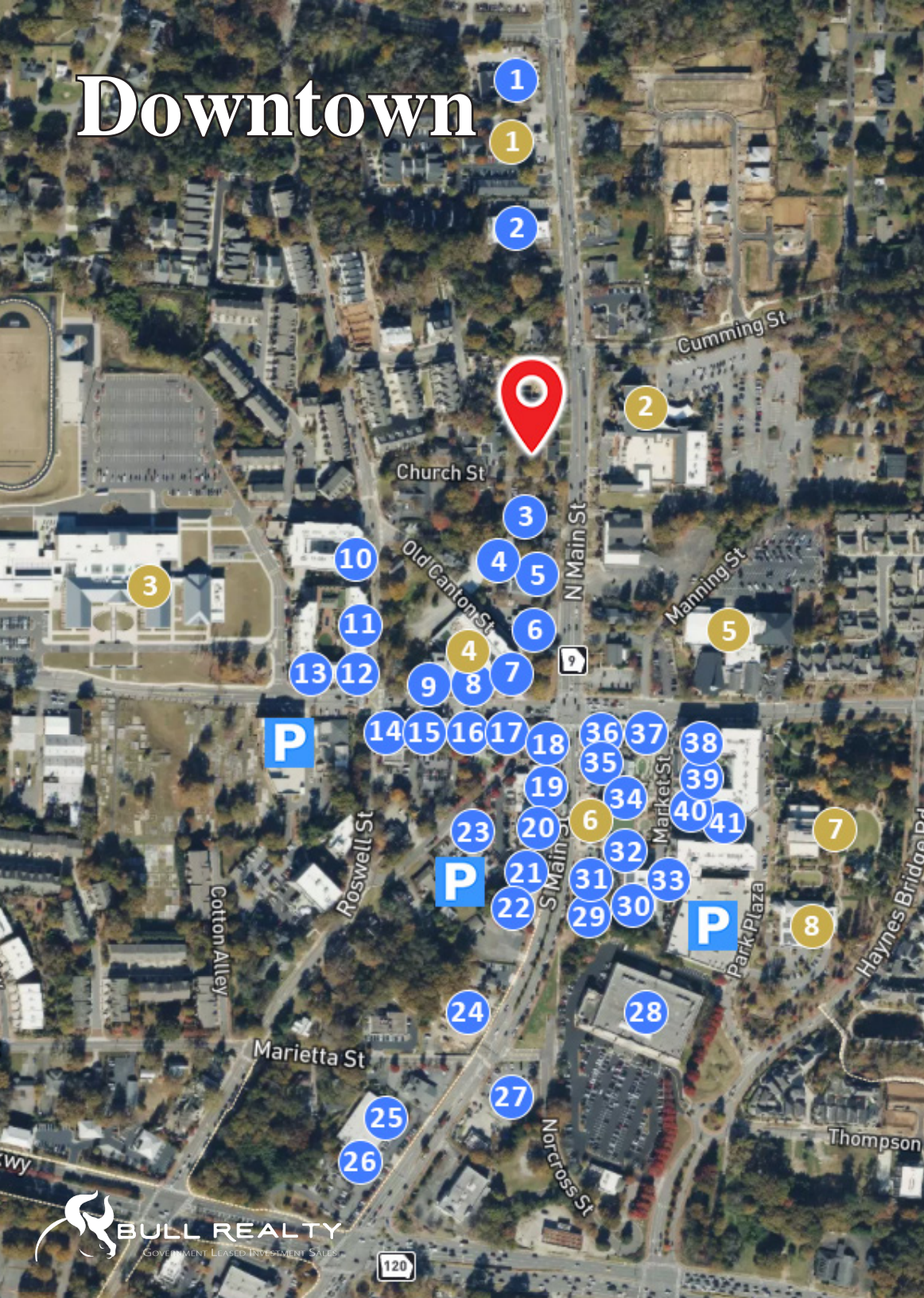
NORTH POINT SHOPPING MALL

- REI co-op
- AMC THEATRES
- OLD NAVY
- HOBBY LOBBY
- TARGET
- The Cheesecake Factory
- T.J. MAXX
- macy's

2 MILES

3 MILES

Downtown



RETAIL/RESTAURANTS

- | | |
|------------------------------|--------------------------------|
| 1 CVS | 22 UP On The Roof |
| 2 Monkey 68 Kitchen & Bar | 23 Where's The Scoop Ice Cream |
| 3 The Southern Porch | 24 Surcheros |
| 4 Flatlands Bourbon & Bayou | 25 Subway |
| 5 Warm Waves Coffee House | 26 Crust Pasta & Pizzeria |
| 6 Mercantile Social | 27 Salt Factory Pub |
| 7 Roaring Social | 28 Publix |
| 8 SABU | 29 Citizen Soul |
| 9 Sorella Vicina | 30 Mountain High Outfitters |
| 10 The Nest Cafe | 31 JINYA Ramen Bar |
| 11 Kale Me Crazy | 32 CHIRINGA |
| 12 Coalition Steak & Seafood | 33 The Pink Valise Boutique |
| 13 Maple Street Biscuit Co. | 34 Curry Up Now |
| 14 Minnie Olivia Pizzeria | 35 Never Enough Thyme |
| 15 Valor Coffee | 36 Standard at Alpharetta |
| 16 Ceviche Taqueria | 37 Jekyll Brewing |
| 17 Truck & Tap Alpharetta | 38 Dress Up Alpharetta |
| 18 Butcher & Brew | 39 Hemline |
| 19 South Main Kitchen | 40 Magnolia Moon |
| 20 Currahee Brewing Company | 41 Kilwins |
| 21 Smokejack BBQ | |

AMENITIES

- | | |
|-------------------------------|-------------------------------|
| 1 Chevron | 5 First Baptist of Alpharetta |
| 2 Alpharetta Methodist Church | 6 Town Green/Farmers Market |
| 3 Innovation Academy | 7 Brook Street Park |
| 4 The Hamilton Hotel | 8 Alpharetta Branch Library |

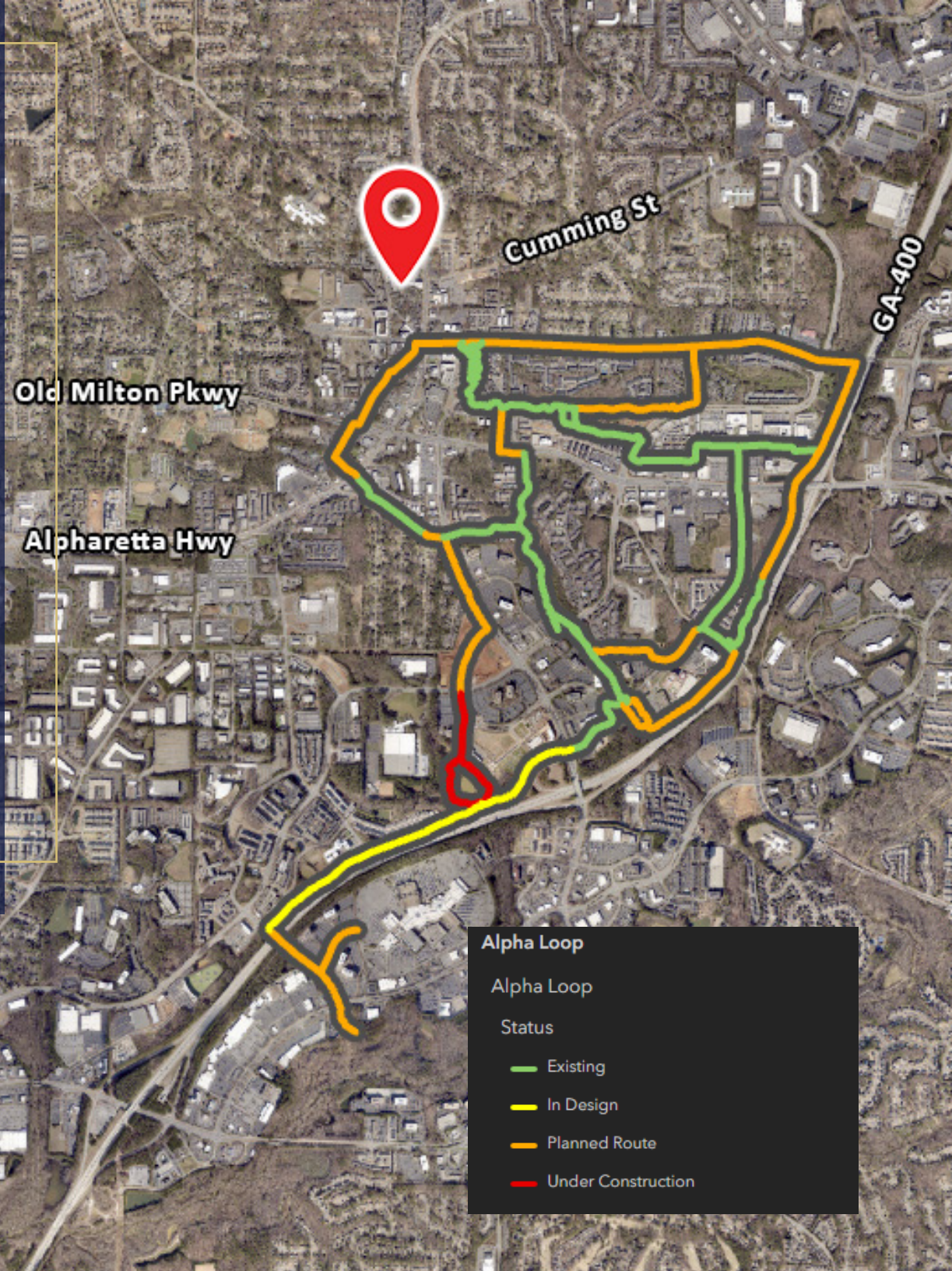
Alpha Loop

The Alpha Loop is a connection of multi-use trails which will tie together four of the City's main Activity Centers - **Downtown, Avalon, Northwinds** and **North Point**. The goal of the project is to better connect the community's neighborhoods, improve travel and mobility for residents, spur economic development, and elevate the overall quality of life in the Technology City of the South.

The Alpha Loop provides physical connection to both places and things at both the local and regional levels. It also provides an avenue for social connection and a connection to nature - both of which play a big role in overall well-being.

The anticipated trail system will act as a backbone connecting several distinct job centers within the city. An estimated 15,000 jobs fall within 1/4 mile of the Alpha Loop's planned alignment.

The trail system's importance to transportation also cannot be understated. Not only will it provide a good option for non-vehicular movement around the city, it will also feed directly into the location MARTA is planning for a future Bus Rapid Transit Station along GA 400.



Alpha Loop

Alpha Loop

Status

- Existing
- In Design
- Planned Route
- Under Construction

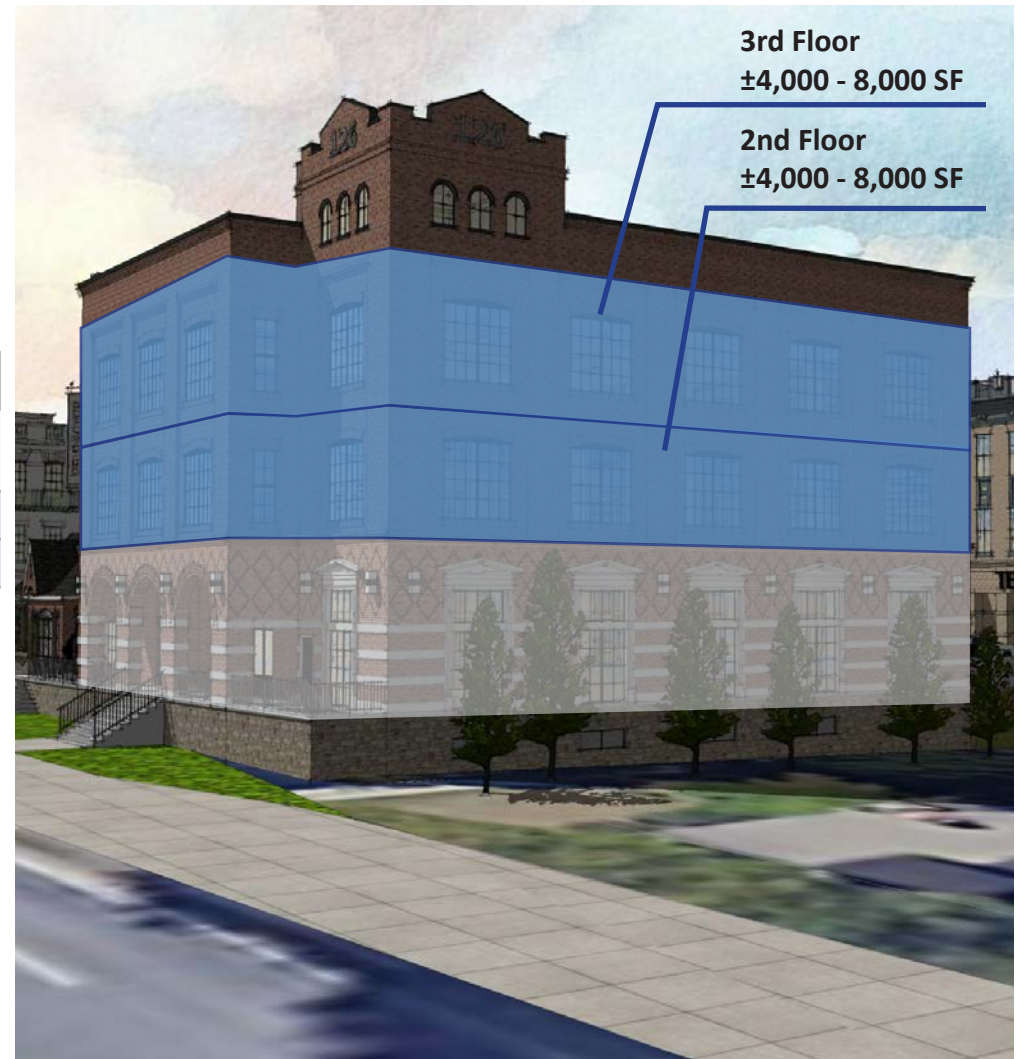
Availability

126A N. Main Street

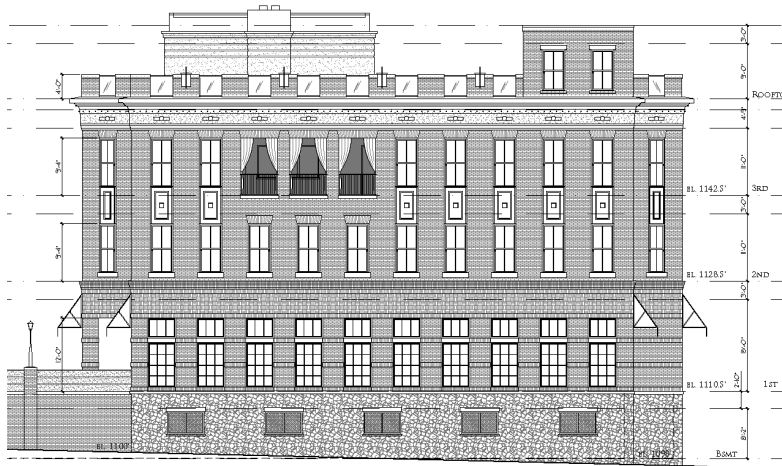
STATUS	FLOOR	SPACE TYPE	SPACE AVAILABLE	TENANT
Leased	1st	Restaurant	±8,000 SF	Japanese/Sushi Restaurant
Preleasing	2nd	Office	±4,000-8,000 SF	
Preleasing	3rd	Office	±4,000-8,000 SF	

 AVAILABLE

 LEASED



Building B



BUILDING 'B'

1 NORTH ELEVATION
SCALE: 1" = 20'-0"



BUILDING 'B'

2 SOUTH ELEVATION
SCALE: 1" = 20'-0"



BUILDING 'B'

1 EAST ELEVATION
SCALE: 1" = 20'-0"



BUILDING 'B'

1 WEST ELEVATION
SCALE: 1" = 20'-0"

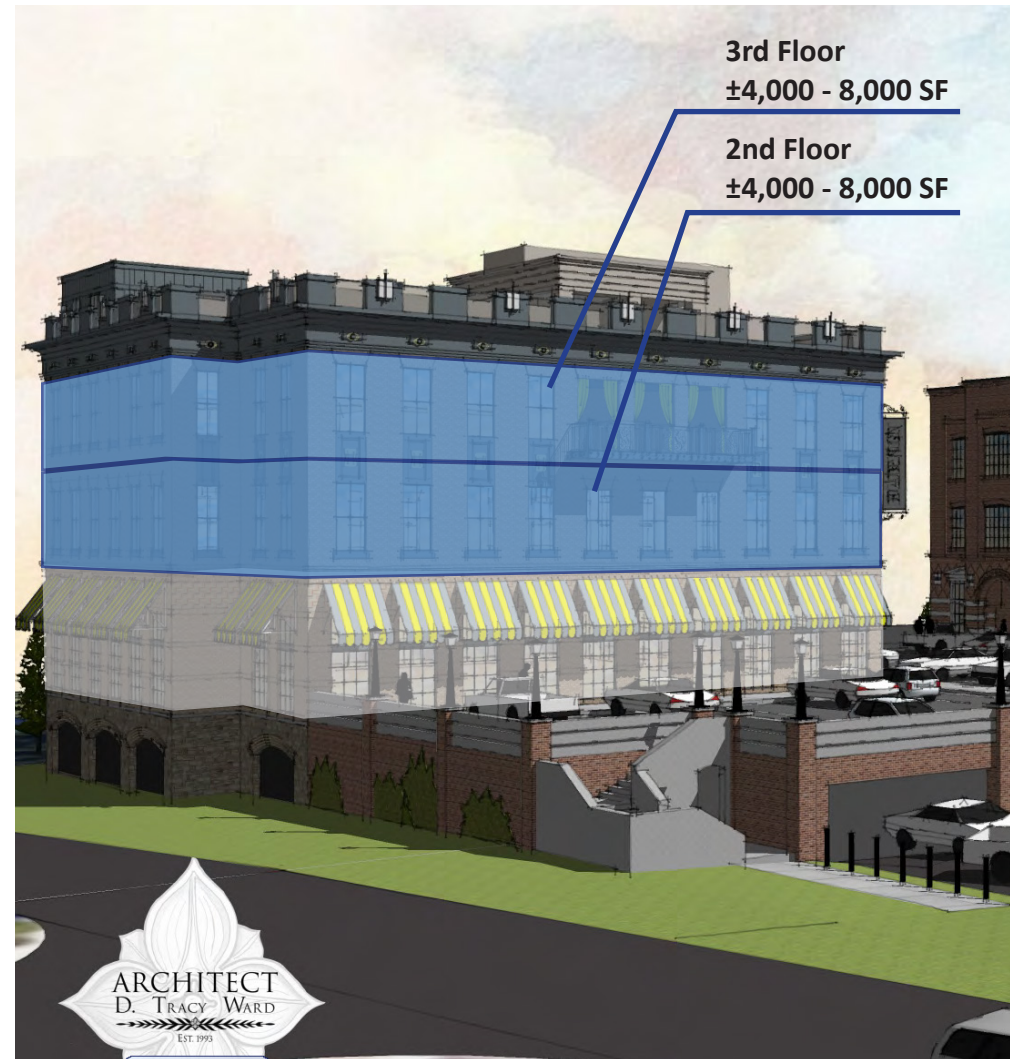
Availability

126B N. Main Street

STATUS	FLOOR	SPACE TYPE	SPACE AVAILABLE	TENANT
Leased	1st	Retail	±8,000 SF	Salon & Med Spa
Preleasing	2nd	Office	±4,000-8,000 SF	
Preleasing	3rd	Office	±4,000-8,000 SF	

 AVAILABLE

 LEASED



Alpharetta

Alpharetta, Georgia, is a vibrant city in northern Fulton County, part of the Atlanta metropolitan area. Located approximately 26 miles north of downtown Atlanta with easy access to major interstates like GA-400, I-85, and I-285, Alpharetta offers the best of both suburban charm and modern amenities, making it a popular destination for families, professionals, and businesses alike.

Known as the “Technology City of the South,” Alpharetta is a significant business hub, hosting numerous technology-focused companies and corporate headquarters, including Microsoft, Hewlett-Packard, ADP, and Verizon. This thriving economic environment has solidified Alpharetta’s reputation as a desirable place to live and work.

The city boasts a variety of shopping, dining, and recreational attractions, such as Avalon, North Point Mall, Big Creek Greenway, and Wills Park. Local events like the Alpharetta Arts Streetfest, Taste of Alpharetta, the downtown Farmer’s Market, and the Alpharetta Brew Moon Fest draw visitors and enhance the community’s vibrant atmosphere.

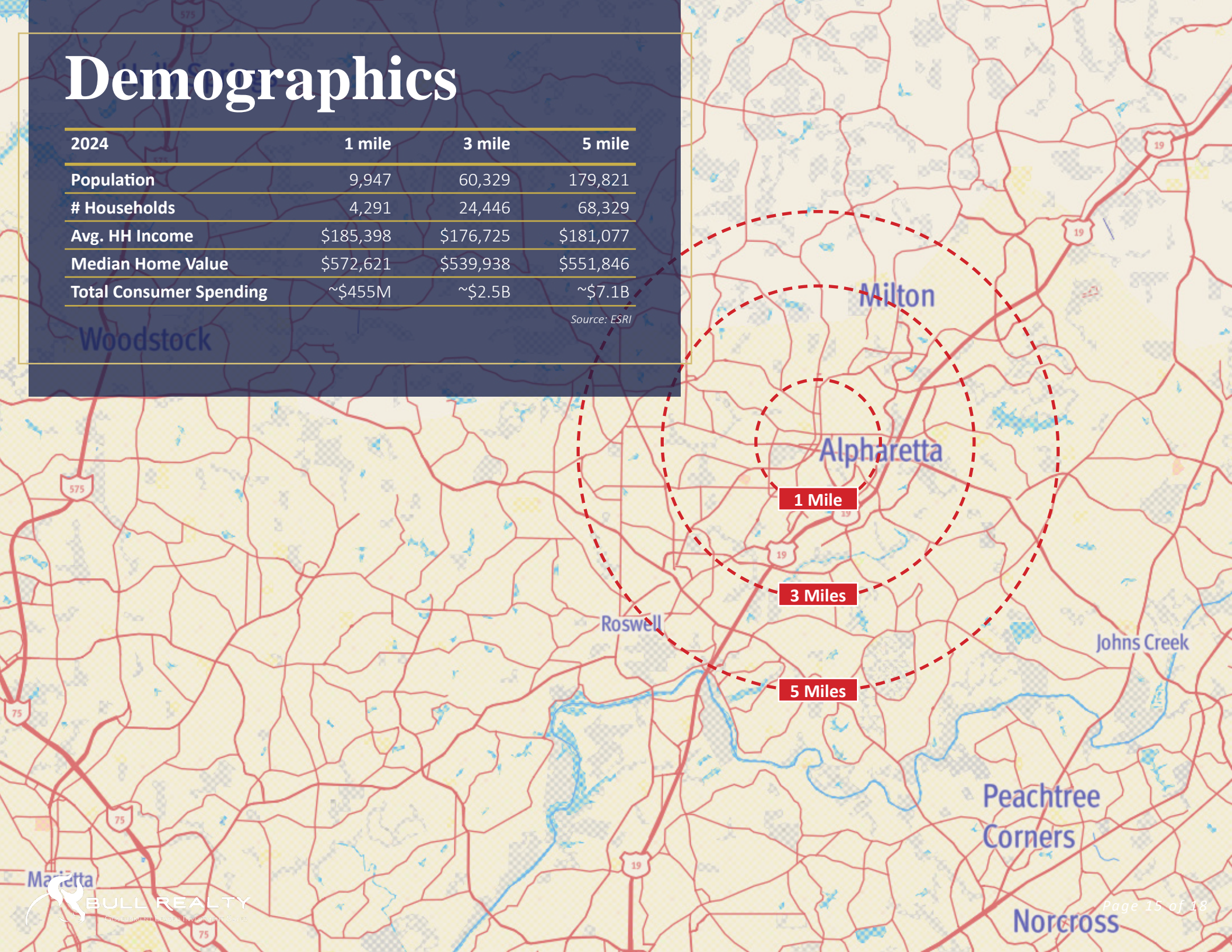
Over the years, Alpharetta has transformed from a small suburb into a sought-after destination, blending its historical roots with modern development to create a unique and appealing place to call home.



Demographics

2024	1 mile	3 mile	5 mile
Population	9,947	60,329	179,821
# Households	4,291	24,446	68,329
Avg. HH Income	\$185,398	\$176,725	\$181,077
Median Home Value	\$572,621	\$539,938	\$551,846
Total Consumer Spending	~\$455M	~\$2.5B	~\$7.1B

Source: ESRI



Fulton County

As the most populous county in Georgia, Fulton County is a vibrant and dynamic area that blends urban amenities with natural beauty, making it an attractive place to live, work, and visit in Georgia. Located in north-central Georgia, it covers an area of approximately 535 square miles and is bordered by several counties, including Cobb County to the northwest, DeKalb County to the east, and Fayette County to the south.

Key factors that make Fulton County attractive to business and advantages of doing business in Fulton County include-

Education: Fulton County is served by the Fulton County School System, which is one of the largest school districts in Georgia. Additionally, the county is home to several colleges and universities, including Georgia State University, Georgia Institute of Technology (Georgia Tech), and Emory University.

Economy: Fulton County has a diverse and robust economy. It is a major center for industries such as finance, technology, logistics, media, film production, and healthcare. Many multinational corporations and startups have established their headquarters or major operations in Fulton County.

Transportation: The county is well-connected in terms of transportation. It is served by Hartsfield-Jackson Atlanta International Airport, one of the busiest airports in the world. Fulton County also has an extensive network of highways, including Interstate 285, Interstate 85, and Interstate 75, facilitating easy travel within the county and to other parts of Georgia.

Parks and Recreation: Fulton County offers numerous parks and recreational areas for residents and visitors. Some popular parks include Chattahoochee River National Recreation Area, Morgan Falls Overlook Park, and Piedmont

Park. These green spaces provide opportunities for outdoor activities such as hiking, boating, picnicking, and sports.

Business-Friendly Environment: Fulton County and the state of Georgia have implemented business-friendly policies and incentives to encourage entrepreneurship and economic development. These include tax credits, grants, and streamlined regulatory processes, making it easier to start and operate a business.

Skilled Workforce: Fulton County benefits from a highly educated and diverse workforce. The presence of numerous colleges, universities, and research institutions in the area ensures a steady supply of skilled and talented professionals across various industries. This pool of talent can support business growth and innovation.

Access to Capital: Fulton County has a vibrant startup ecosystem and access to venture capital and angel investor networks. The county is home to numerous accelerators, incubators, and entrepreneurial support organizations that provide resources, mentorship, and funding opportunities to help businesses thrive.

Infrastructure and Connectivity: Fulton County offers excellent infrastructure and transportation networks. It is served by Hartsfield-Jackson Atlanta International Airport, providing convenient access to domestic and international markets. The county's highway system and public transportation options enable easy movement of goods, services, and employees.

Quality of Life: Fulton County and the Atlanta metropolitan area offer a high quality of life. The region boasts a rich cultural scene, diverse dining options, professional sports teams, recreational amenities, and a pleasant climate.

Broker Profile



SEAN WILLIAMS

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Sean Williams specializes in delivering expert brokerage advisory services for investors and corporate users of office properties in the Atlanta MSA and Georgia.

Utilizing the latest technology and digital resources, Sean provides the highest levels of professionalism combining a diligent work ethic and attention to detail. As a native and lifetime resident of Atlanta, Sean has half a century of history and first-hand knowledge of commercial real estate in Atlanta and the southeastern region.

Some of Sean's recent projects and clients include: Northwinds Summit, Weatherstone Park, Avalon Center Office Park, Atlanta Executive Center, The Eclipse, Alpharetta Medical Center, Barrett Court Offices, Peachtree Dunwoody Park, Oakdale Business Park, Atlanta West Business Center, Peachtree Corners Corporate Centre, Technology Park/Atlanta, Woodpark Medical Office, The Windsor Over Peachtree, Towne Lake Business Center, Edward Jones, 1-800-FLOWERS, Cobb Pediatric Therapy Services, Byram Healthcare, Allergy & Asthma of GA, DSI Renal, IP Communications, Lekotek of Georgia, Milan Eye Center, Dynamix Web Design, Alpharetta Medical Group, Davis & Church Engineering and PT Solutions.



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Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

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26
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

