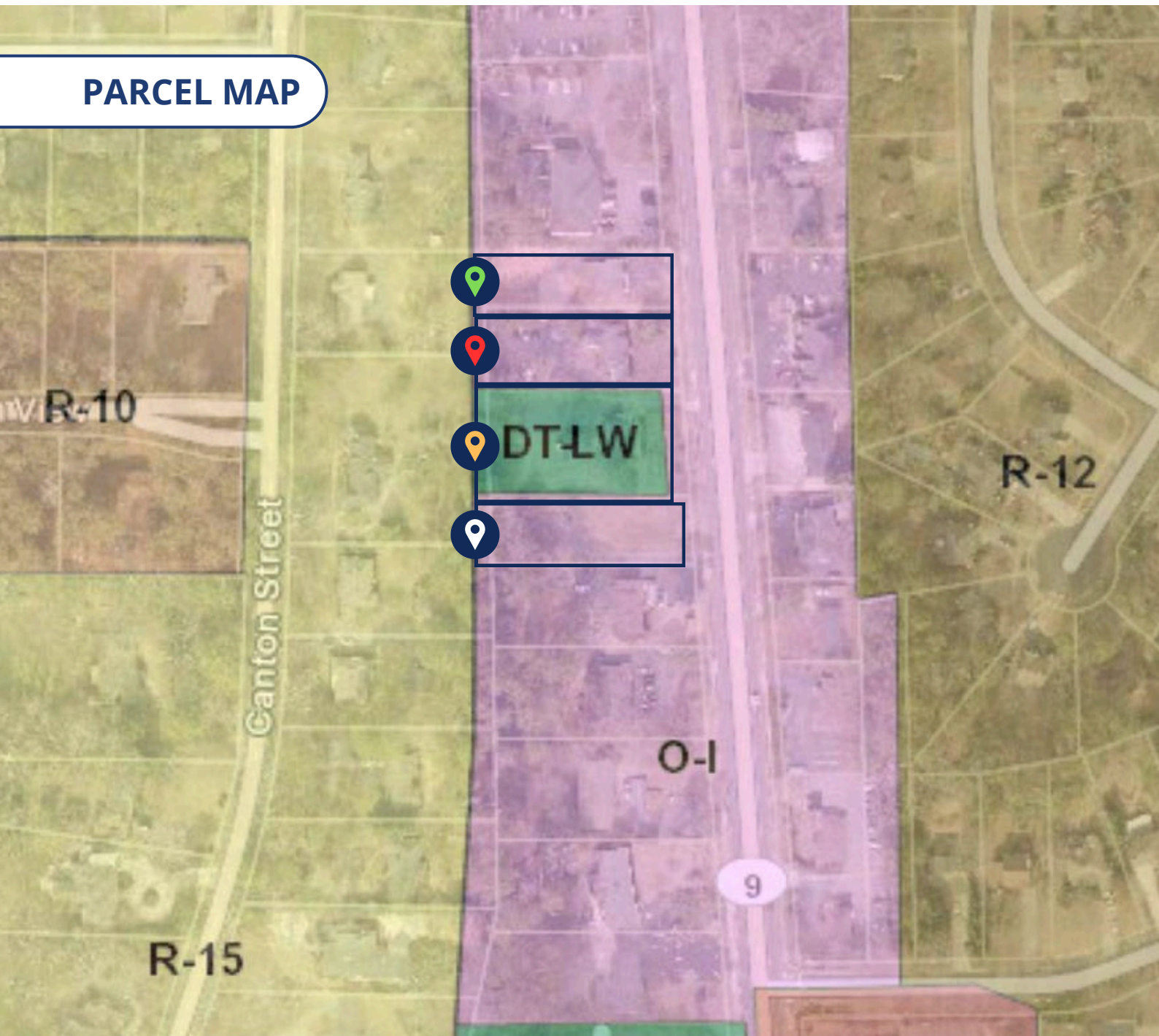


For Sale

DEVELOPMENT OPPORTUNITY

Prime Location - Downtown Alpharetta

PARCEL MAP



328 N MAIN ST,
ALPHARETTA,
GA 30009



322 N MAIN ST,
ALPHARETTA,
GA 30009

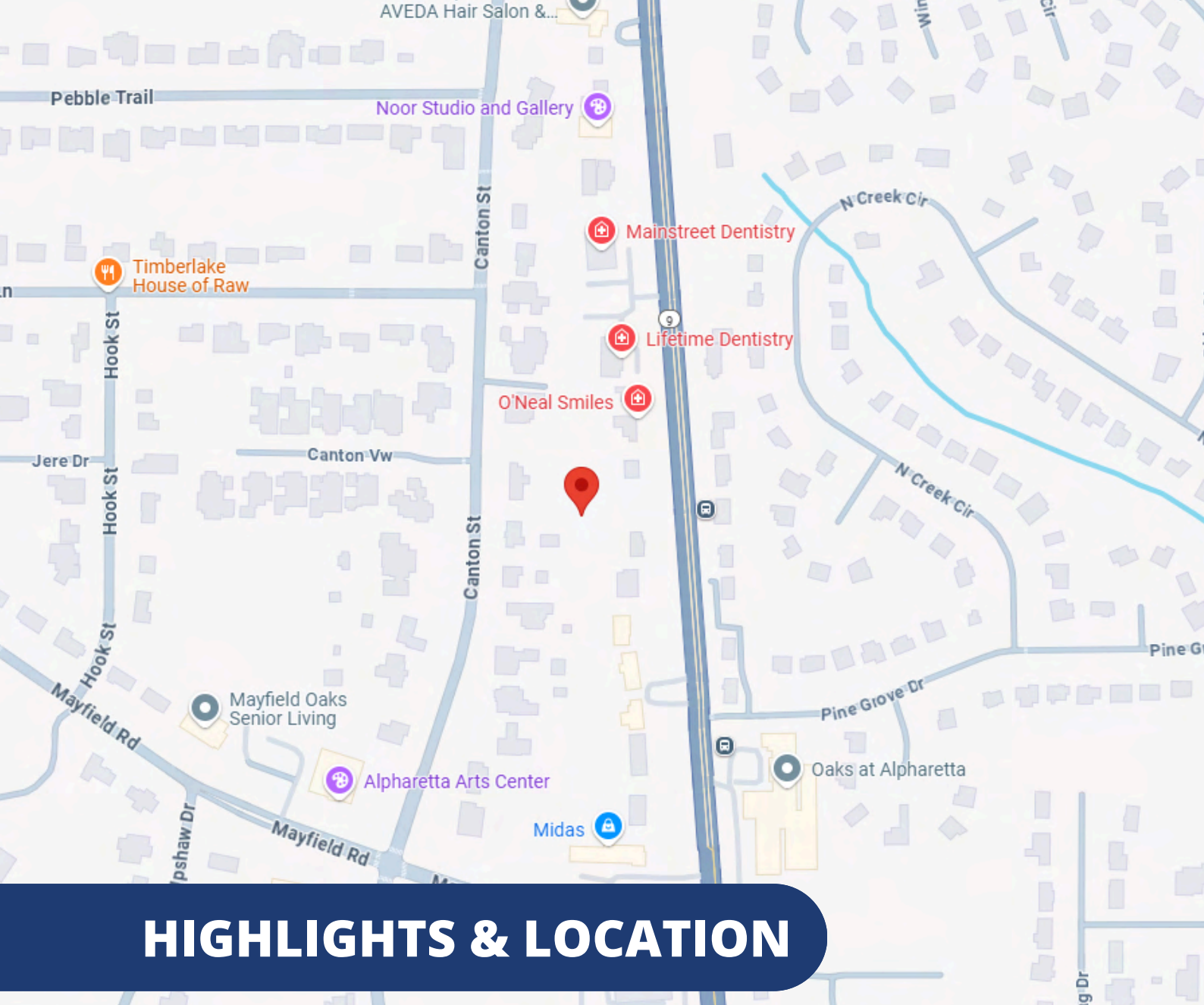


312 N MAIN ST,
ALPHARETTA,
GA 30009



302 N MAIN ST,
ALPHARETTA,
GA 30009

**** ALL LOTS IN THE PROCESS TO BE REZONED TO DT-LW**



HIGHLIGHTS & LOCATION

LOCATION ADVANTAGES

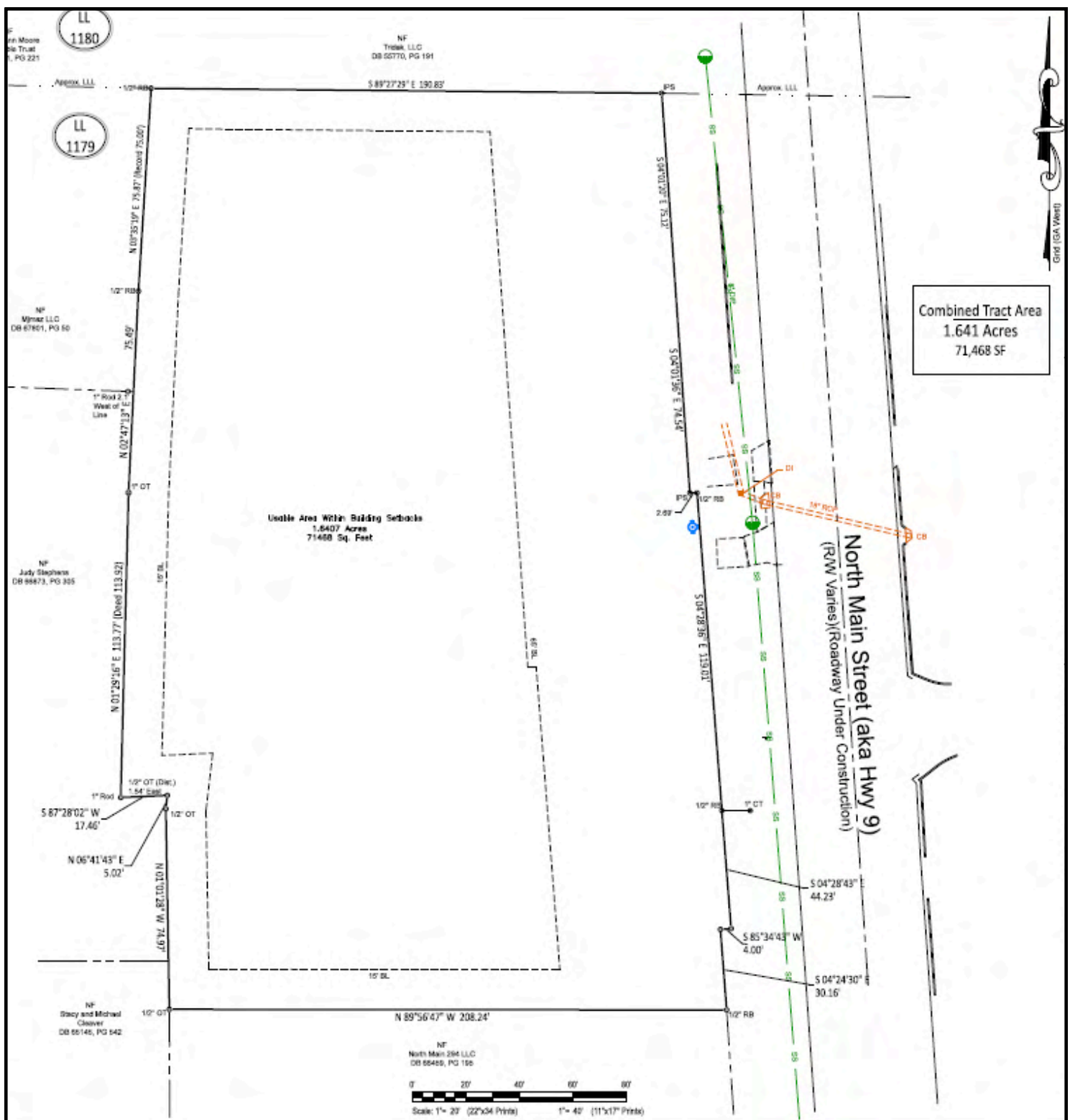
- ✓ **Downtown Walkability:** Just steps from Alpharetta City Center and under 5 minutes to Avalon—offering retail, dining, office space, and events.
- ✓ **Excellent Access:** Approx. 2 miles to GA-400 via Exit 10; Main Street frontage with high visibility. Future streetscape plans include 12-ft multi-use sidewalks and on-street parking.
- ✓ **Connected Lifestyle:** Close to the Alpha Loop, an 8.5-mile trail linking Avalon, City Center, and nearby parks—enhancing walkability and recreation.

PROPERTY DETAILS

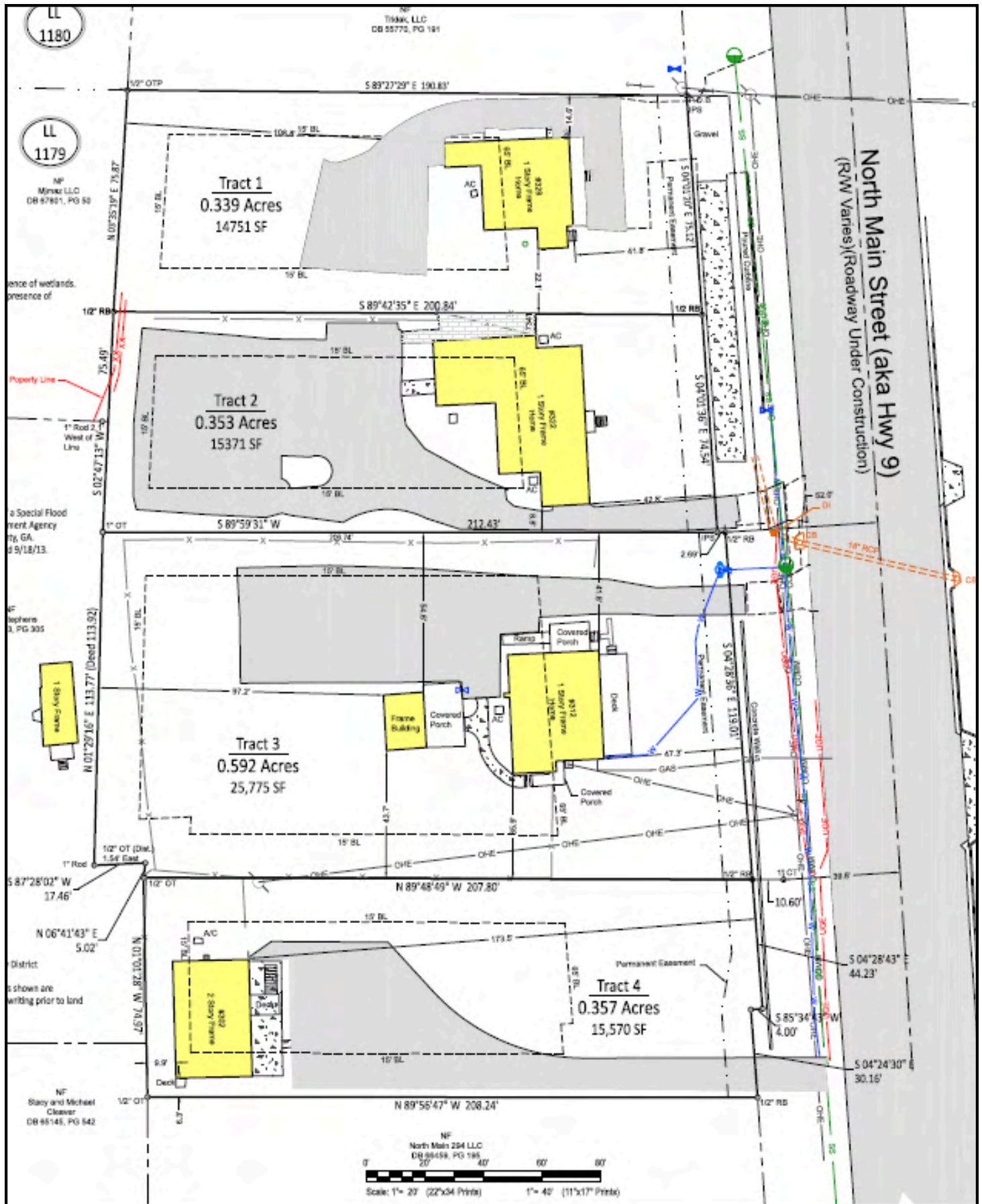
- ✓ **Four-Parcel Assemblage:** Offered together as a combined footprint of 1.64+/- acres (71,481 SF +/-).
- ✓ **Future Zoning: DT-LW** (Downtown overlay Live Work) allows flexible commercial / residential uses including retail, office, townhomes, or multifamily.
- ✓ **Topography:** All lots are mostly leveled and development shovel-ready.

1.64+/- ACRES

- Right-of-Way/Easement Activity: Utilities (water, electric, telecom) run along the eastern edge (N Main frontage).
- Minor permanent access & utility easements along driveways and utility paths—should be verified during civil engineering.
- No known flood zone issues noted (as per FEMA statement).



1.64+/- ACRES

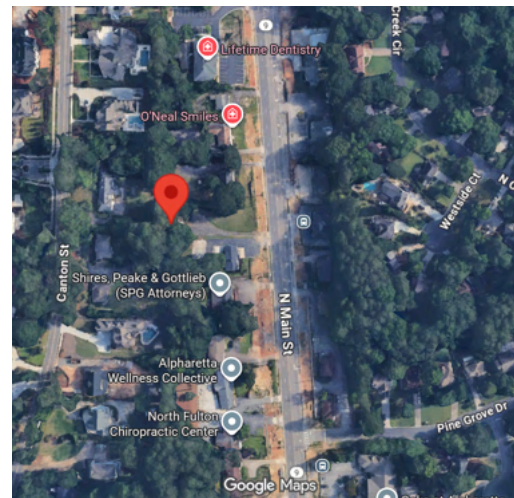
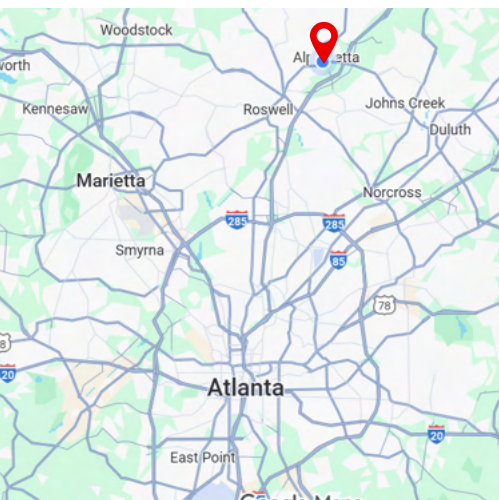


ASSEMBLAGE SURVEY

APROX. BOUNDARY
LINES



AERIAL & STREET-VIEW PHOTOS



CONCEPTUAL RENDERINGS



DT-LW ZONING



REDEVELOPMENT POTENTIAL



Ideal for Mixed-Use or Residential:

Prime for boutique residential or mixed-use with retail below and residences / office above. Foot traffic and Main St exposure support strong demand.

With aprox. 71,467 sq ft total site area and 70% lot coverage, aprox. 50,027 sq ft may be used for impervious surfaces (building, driveways, etc).

Zoning Element	Requirement
Front Setback	10' minimum
Side Setback	0' (but 10' between buildings)
Rear Setback (no alley)	3' minimum
Lot Coverage Max	70%
Max Building Footprint	10,000 sq ft per structure
Height Limit	3 stories / 40 feet

OTHER PROJECTS IN THE AREA PROGRESS



116 & 126 N Main Street

Description: Consideration of a rezoning and variances to allow for 2, 4-story mixed-use buildings on 1.43 acres. The mix of uses includes 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and 4 'For-Sale' condominium units.



[CLICK TO VIEW ALL PROJECTS IN ALPHARETTA](#)

Work + **LIVE IN ALPHARETTA**

Alpharetta is one of Georgia's top-rated cities for families and businesses. With over 600 tech companies, top schools, and steady population growth, the area offers a dynamic environment for development. Proximity to key lifestyle hubs like Avalon and City Center makes this location ideal for live-work communities.

Alpharetta offers a wide range of high-quality housing options to match every stage of life and career. From upscale single-family homes to modern townhomes and mixed-use communities, residents enjoy walkability, safety, and access to top-rated schools.

- **2.56 Average Household Size**
- **\$160,154 Median Household Income**
- **27,101 Total Housing Units**
- **16,985 Owner Occupied Housing Units**
- **8,849 Renter Occupied Housing Units**
- **\$628,317 Median Home Value**



DEMOGRAPHICS

Population

- 66,485 - City of Alpharetta Population
- 122,395 - Daytime Population
- 40.7 - Median Age
- 71% - Residents with a Bachelor's Degree or Higher

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	10,349		58,835		168,773	
2024 Estimate	10,127		57,159		162,666	
2020 Census	10,562		58,455		166,076	
Growth 2024 - 2029	2.19%		2.93%		3.75%	
Growth 2020 - 2024	-4.12%		-2.22%		-2.05%	
2024 Population by Hispanic Origin	807		6,050		19,882	
2024 Population	10,127		57,159		162,666	
White	6,592	65.09%	31,237	54.65%	91,037	55.97%
Black	822	8.12%	6,200	10.85%	16,536	10.17%
Am. Indian & Alaskan	17	0.17%	167	0.29%	465	0.29%
Asian	1,433	14.15%	11,136	19.48%	28,228	17.35%
Hawaiian & Pacific Island	5	0.05%	26	0.05%	72	0.04%
Other	1,259	12.43%	8,392	14.68%	26,328	16.19%
U.S. Armed Forces	0		129		171	
Households						
2029 Projection	4,032		23,573		62,792	
2024 Estimate	3,942		22,898		60,473	
2020 Census	4,123		23,524		61,810	
Growth 2024 - 2029	2.28%		2.95%		3.83%	
Growth 2020 - 2024	-4.39%		-2.66%		-2.16%	
Owner Occupied	2,849	72.27%	12,894	56.31%	38,427	63.54%
Renter Occupied	1,093	27.73%	10,005	43.69%	22,046	36.46%
2024 Households by HH Income	3,940		22,900		60,475	
Income: <\$25,000	193	4.90%	1,800	7.86%	4,316	7.14%
Income: \$25,000 - \$50,000	369	9.37%	2,463	10.76%	6,416	10.61%
Income: \$50,000 - \$75,000	325	8.25%	2,081	9.09%	5,784	9.56%
Income: \$75,000 - \$100,000	361	9.16%	3,569	15.59%	7,724	12.77%
Income: \$100,000 - \$125,000	208	5.28%	2,052	8.96%	5,959	9.85%
Income: \$125,000 - \$150,000	344	8.73%	1,779	7.77%	5,660	9.36%
Income: \$150,000 - \$200,000	1,049	26.62%	3,369	14.71%	8,538	14.12%
Income: \$200,000+	1,091	27.69%	5,787	25.27%	16,078	26.59%
2024 Avg Household Income	\$167,953		\$149,416		\$153,251	
2024 Med Household Income	\$158,103		\$118,725		\$125,170	

Work + LIVE IN ALPHARETTA

Whether you're shopping, dining, playing, living or staying, downtown Alpharetta is an awesome place to visit. When its not bustling with a don't miss event, the charming downtown area of Alpharetta is entertaining locals and visitors with more than 50 shops and restaurants, and hotels.



Downtown Alpharetta DISTRICT

RETAIL

1. All Fired Up
2. All Inspired Boutique
3. Alpharetta Animal Hospital
4. Alpharetta Arts Center
5. Alpharetta Outfitters
6. Anna Bella Fine Linen
7. Atlanta Saddlery
8. B. Spectacular Eyecare
9. Beau Vinci Violins
10. BodyBar
11. Boutique Karma
12. Cabinets To Go
13. California Closets
14. Chevron Gas/Food Mart
15. Chevron Gas/Hilltop Food Mart
16. Classic Blinds & Shutters
17. Clothes Horse Men's Apparel
18. Comeback Vinyl
19. Core57
20. Couture Consigner
21. CVS Pharmacy
22. The Drake Closet
23. Dress Up Boutique
24. Dutchcrafters
25. Ferment & A Wine Boutique
26. Gussied Up Pet Boutique
27. The Happy Home
28. Hamline
29. Indiehouse Modern Fragrance Bar
30. Karen's Fabrics
31. Kid to Kid
32. Korner Soak
33. La Bella Maison
34. Lamp & Shade Lighting City
35. Miriam James Jewellers
36. Magnolia Moon
37. Moop's Boutique
38. Mountain High Outfitters
39. Oye Art Gallery
40. Painting with a Twist
41. Perched Clothing & Gifts
42. The Pink Valise Boutique
43. QuikTrip
44. Red's Package Store
45. The Red Hound Gifts
46. Roger's Florist
47. Sabri Guven Jewellers
48. Six & Moon's
49. Solomon Brothers Jewellers
50. Southern Local
51. Spirited Boutique
52. Star's Hat and Jewelry Bar
53. Stash Decor Warehouse
54. Texaco Food Mart
55. Treasures Formal and Bridal
56. The UPS Store
57. United States Post Office
58. Urban Hardware
59. Walgreens
60. WOW Floral Design

DINING

1. 2B Whole Bakery
2. 26 Thai Kitchen & Bar
3. Academy Bar
4. AJ's Home Cooking
5. Bagel Boys Cafe
6. Boarding Pass Coffee
7. Cafe Blend
8. Canine's Conservatory
9. Central City Tavern
10. Ceciche Taqueria
11. Chiranga
12. Citizen Soul
13. Clean Juice
14. Colette French Pastry & Cafe
15. Craft Burger by Shane
16. Crust Pies & Poppers
17. Gurabae Brewing Company
18. Curry Up Now
19. Dairy Queen
20. Dalvin's Donuts
21. Favors & Flavors Cajun Twist
22. Flatlands Bourbon & Bayou
23. Fogon & Lions
24. Foundation Social Eatery
25. The Ginger Room
26. Hen Mother Cookhouse
27. Hibachi Express
28. Jack's Feed Store
29. Jang Su Jang
30. Jellif Brewing
31. Jinja Ramen Bar
32. Kale Me Crazy
33. Klavins
34. Luper Steak & Seafood
35. Lily Sushi Bar
36. MADE Kitchen & Cocktails
37. Maple Street Biscuit Company
38. Mercantile Social
39. Minnie Olivia Pizzeria & Cafe
40. Monkey 48 Kitchen and Bar
41. Mozaka Mezze
42. The Next Cafe
43. The Tasty Spoon
44. Never Enough Thyme
45. Panko Chicken
46. Public
47. Pure Taqueria
48. Rana's Italian Fishery & Grill
49. Rio Belas Taqueria
50. Roaring Social
51. Salata
52. Salt Factory Pub
53. Savory Gourmet Market
54. Shake Shack
55. Shuckin' Shack Oyster Bar
56. Sid's Pizzeria
57. Slurpin' Noodles
58. Smokejack BBQ
59. Subway
60. Sunset Alpharetta
61. Surfer's Fresh Mex
62. The Southern Porch
63. The Standard
64. Starburk
65. Taco Bell
66. Taffer's Tavern
67. TB122
68. Truck & Bar
69. UP on the Roof
70. Valor Coffee
71. Vas Kouzina
72. Vitality Bowls
73. Waifu House
74. Warm Waves Coffee House
75. Where's The Scoop
76. Zaxy's

SALONS

1. Avo Salon & Spa
2. A's Barber Shop
3. Beau Hair Salon
4. Blissness Retreat Nails
5. & Medspa
6. Blush Hair of Beauty
7. Bob's Steaks Salon
8. Bonelli's Salon
9. Contours MedSpa
10. Cope Salon
11. District Salon and Events
12. European Wax Center
13. Just for Mini Barber Shop
14. Hair Fitness
15. Hammond Nails
16. Lee Lou Salon
17. LNY Wig Boutique & Salon
18. Lily's Love Nail Salon
19. Min's Nails and Spa
20. My Salon Suite Alpharetta
21. Natural Body Spa & SkinRAMEX
22. Salons by JLC
23. Tanya's World Class Barber
24. V Nails & Spa



SCAN HERE to visit
[awesomealpharetta.com](https://www.awesomealpharetta.com)
and discover a full list of Alpharetta
shops, dining and things to do.

BUSINESS CLIMATE IN ALPHARETTA

More than 5,000 businesses have chosen to call Alpharetta home—and it's more than just the vibrant lifestyle, beautiful neighborhoods, and favorable climate. The city's unmatched infrastructure includes the most extensive and redundant fiber-optic network in the Southeast. The pro-business approach connects companies with valuable state and regional incentives. And it's the spirit of innovation that fuels new ideas, supports entrepreneurs, and attracts some of the world's most recognizable brands.

From Fortune 500 companies to fast-growing tech startups, Alpharetta fosters a business-friendly ecosystem with 23 million square feet of office space and room to grow. The city's collaborative culture, strategic location, and access to a highly educated workforce continue to position Alpharetta as a premier destination for investment.



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