

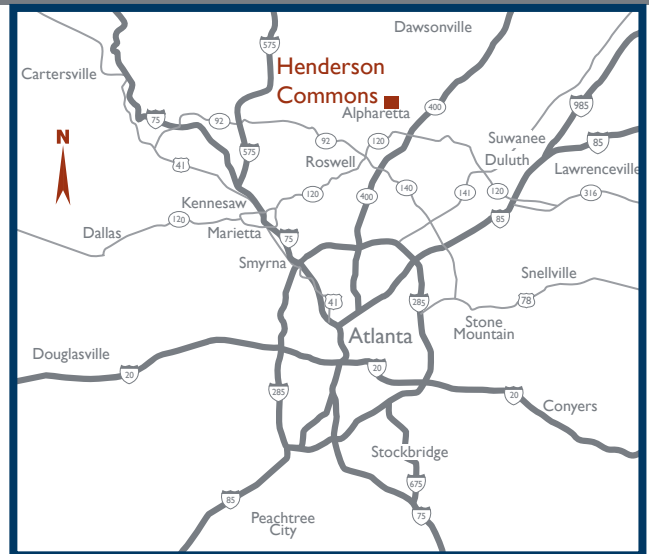
HENDERSON COMMONS

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



PROPERTY DETAILS

- Beautiful 32,884 SF painted 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 19,600 VPD
- Market area includes Costco, Home Depot, Walmart
- Strong demographics: 158,000 residents within 5 miles having average HH income over \$156,000
- 1,522 SF inline space available now. 5,900 and 2,800 SF spaces available 1/1/26
- 2 Prime Outparcel Opportunities for ground lease or build to suit up to 4,200 SF and 7,000 SF



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TRAFFIC COUNTS

Main Street (Hwy. 9) 19,600 VPD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	8,305	59,380	158,126
Daytime Emp.	14,174	71,094	140,591
Income	\$146,911	\$148,690	\$156,378

GPS COORDINATES

Lat. 34.0909472 Long. -84.2856155

SUITE	TENANT	SF
100	Just Love Coffee Now Open!	1,851
150	Available	1,522
200	House of Hazen	3,383
500	Leather Creations Available 1/1/26	5,900
600	Laura Ramsey Interiors	2,166
700	Aunt'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 Available 1/1/26	2,800
1700	Shodo Ramen & Sushi Coming Soon!	4,300
1900	Salt & Sauna	1,300
Total Square Feet		32,884

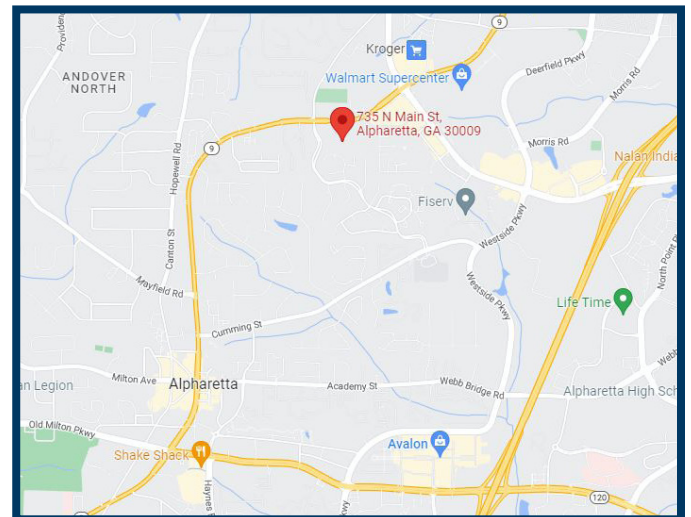


Pad A	Outparcel Available for Ground Lease or Build to Suit. Up to 4,200 SF Building Allowed	.69 Ac.
Pad B	Outparcel Available for Ground Lease or Build to Suit. Up to 7,000 SF Building Allowed	1.0 Ac.

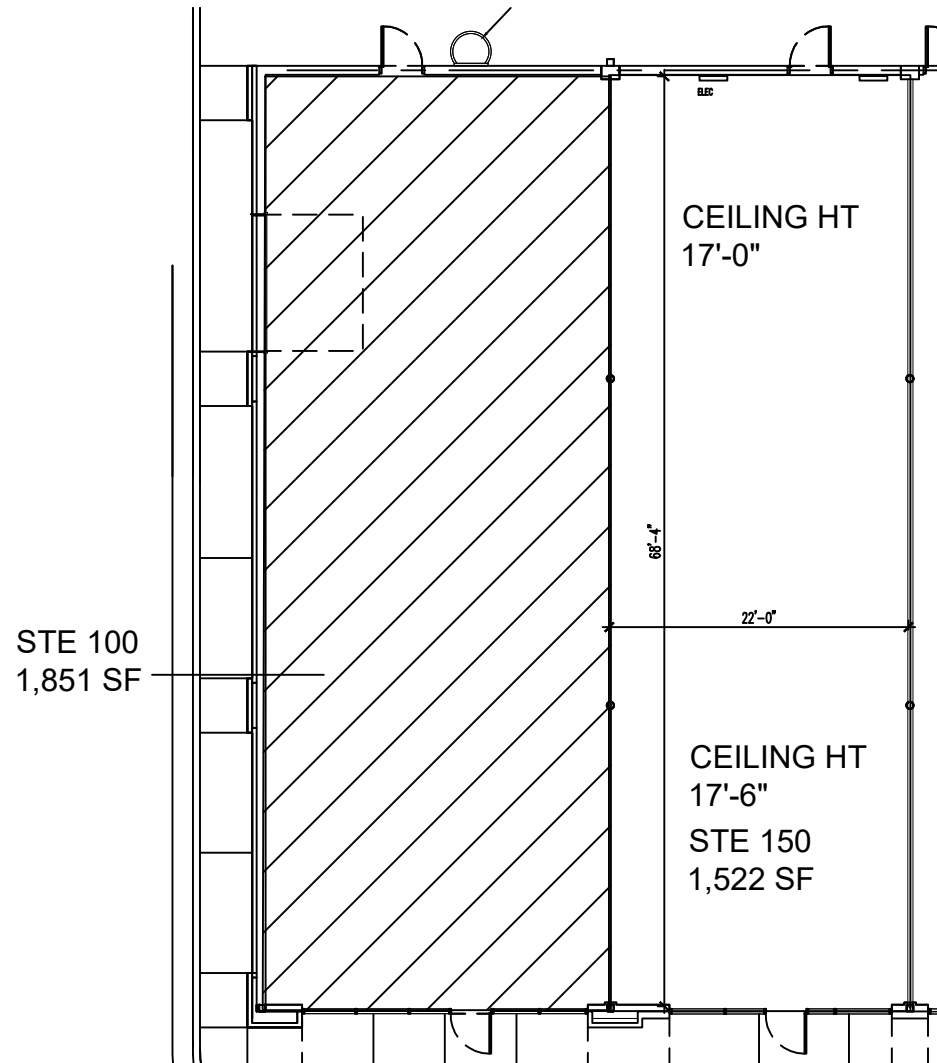
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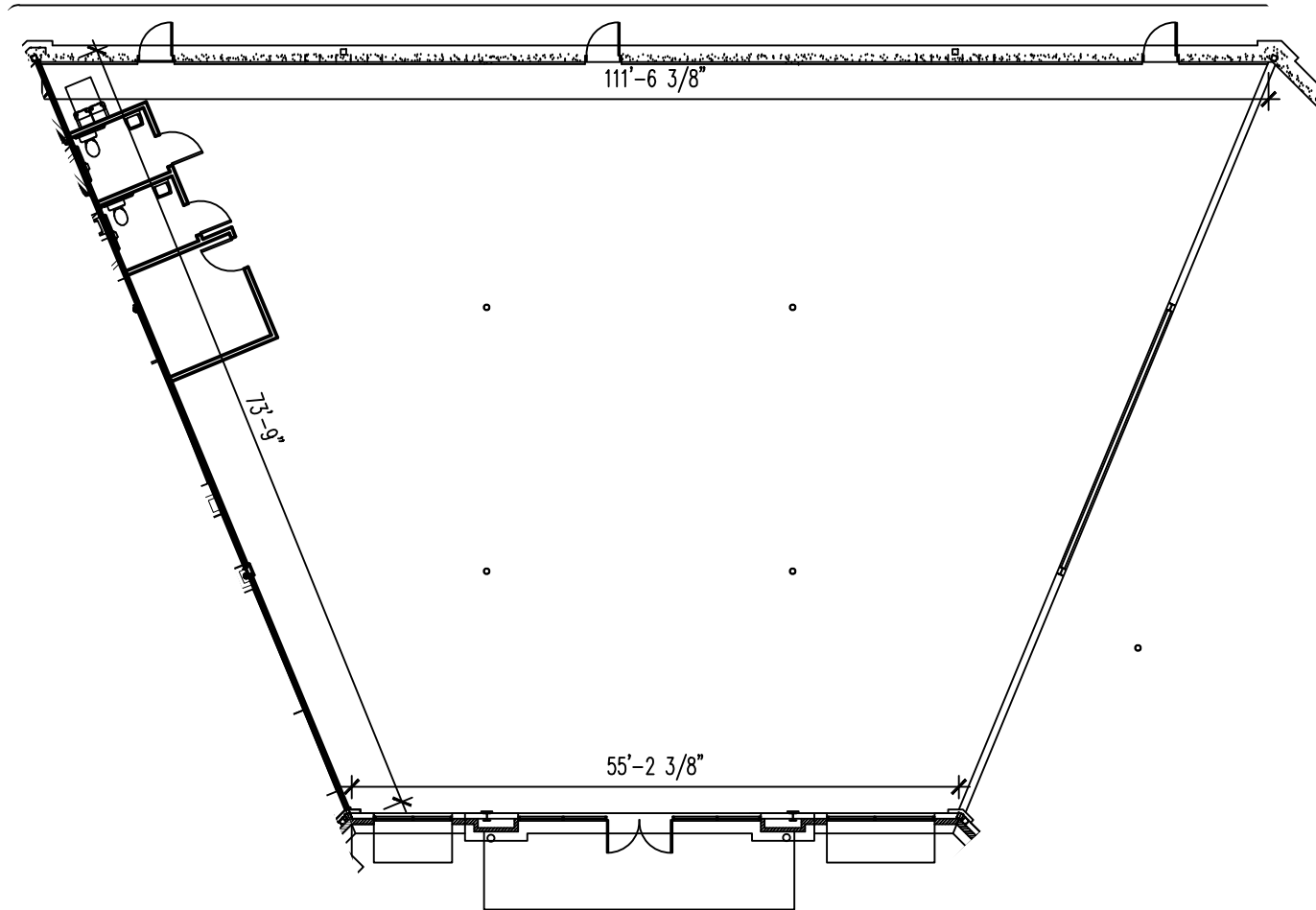
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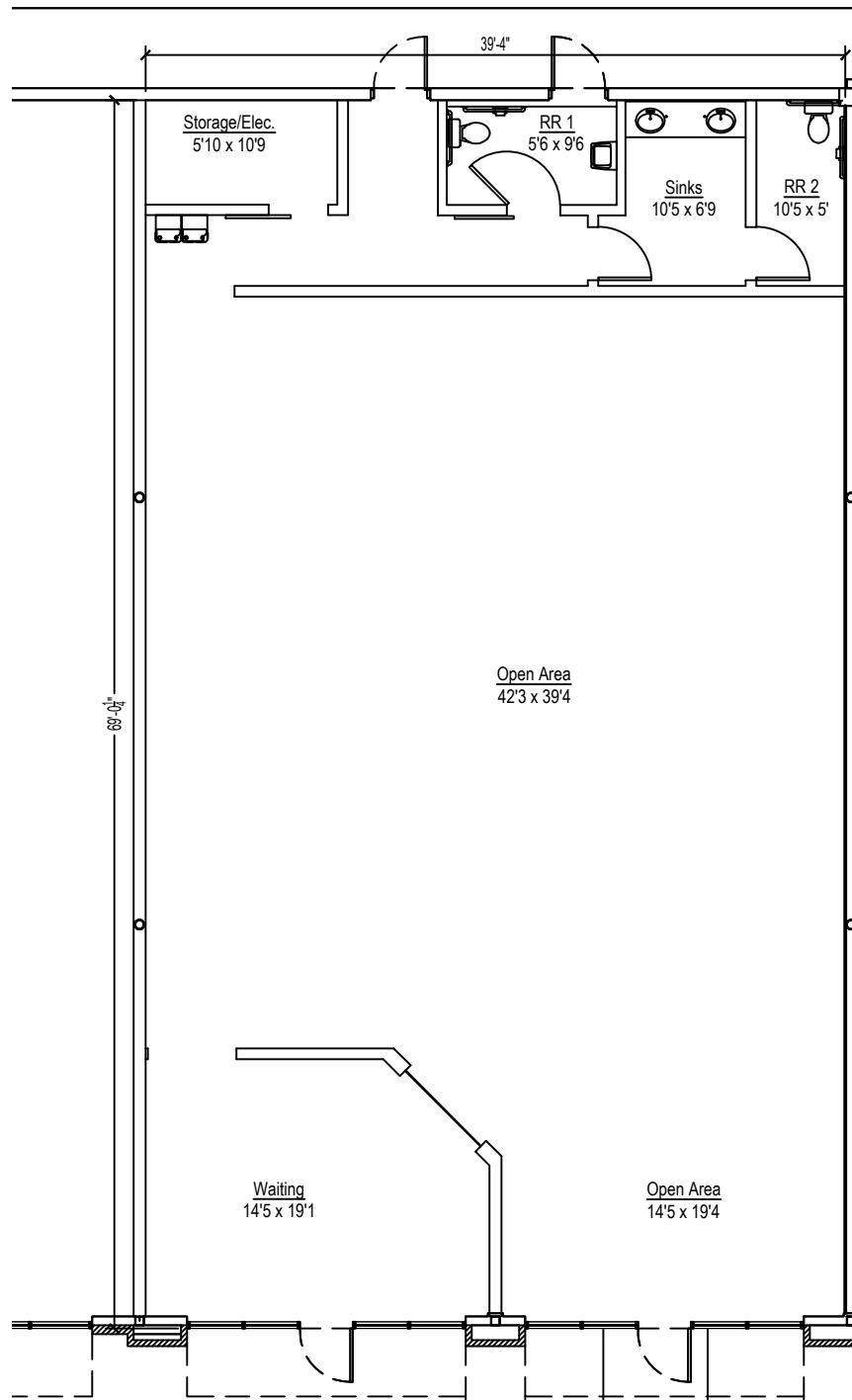
SCALE: N.T.S.

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

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Henderson Commons - Suite 500
September 3, 2025 - 5,900 RSF



Henderson Commons - Suite 1400
2,800 SF