

**BRAND** Real Estate Services

# HENDERSON COMMONS

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

# Project Overview

735 N. Main St.

## 2,800 SF

Space Available

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



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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	LEASED	5,900
600	Laura Ramsey Interiors	2,166
700	Aunty's Kitchen	1,260
800	The Exercise Coach	1,400
900-1000	Lumiere Salon de Beaute	2,800
1100	Milton Medical Group	1,400
1200-1300	PT Solutions (Physical Therapy)	2,800
1400	AVAILABLE	2,800
1700	Shodo Ramen & Sushi	4,300
1900	Salt & Sauna Wellness	1,300
TOTAL SQUARE FEET		32,884



## Available Parcels

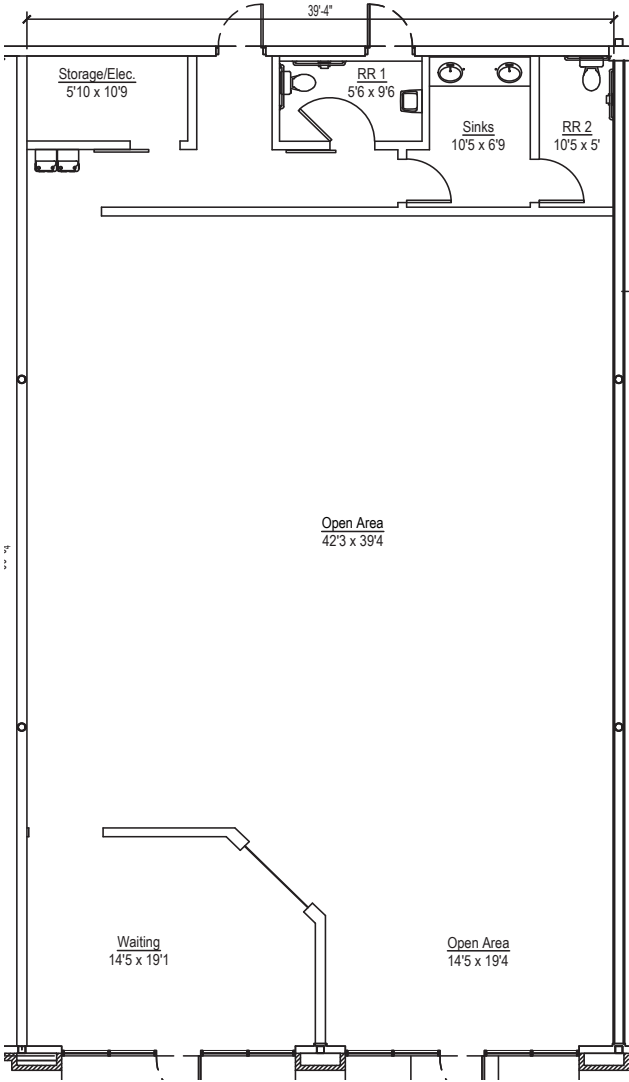
**PAD A | 0.69 AC**  
 Outparcel Available for Ground Lease  
 or Build to Suit up to 4,200 SF Building  
 Allowed

**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



# Contact

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