BRAND Real Estate Services

# Henderson Commons

## Parcel B

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

# Project Overview

735 N. Main St. (Hwy. 9)

*Conceptual Rendering

PAD B | Ground Lease or Build-to-Suit

**± 7,000 SF | 1.0 AC**

- Prime ground lease or build-to-suit opportunity on Pad B for a proposed ±7,000 SF building
- The conceptual site plan can accommodate a 3,000–5,000 SF anchor restaurant with outdoor patio seating, along with two additional smaller restaurant or retail spaces.
- This flexible layout creates the opportunity for a vibrant dining and retail destination within the center and is ideal for chef-driven concepts, regional restaurant groups, or complementary retail users seeking strong visibility and dynamic co-tenancy.
- The Landlord will also consider constructing the building for a qualified tenant.

# Demographics



## Traffic Counts

| | |
|---|---|
| N. Main Street (Hwy. 9) | 19,900 VPD |
| Windward Pkwy | 35,200 VPD |
| Henderson Pkwy. | 2,100 VPD |

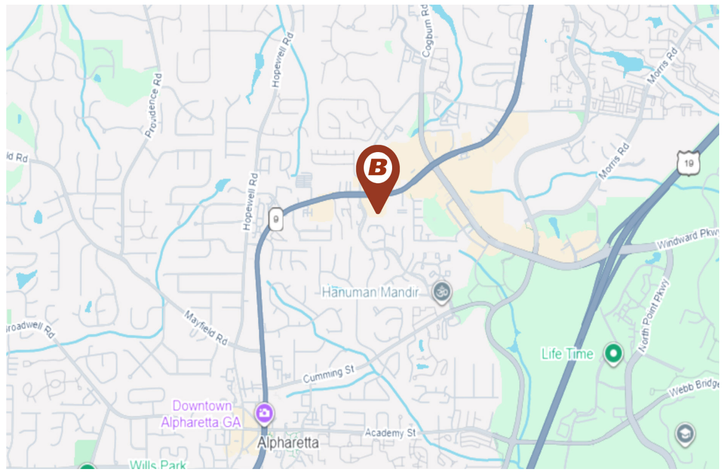
## Demographics

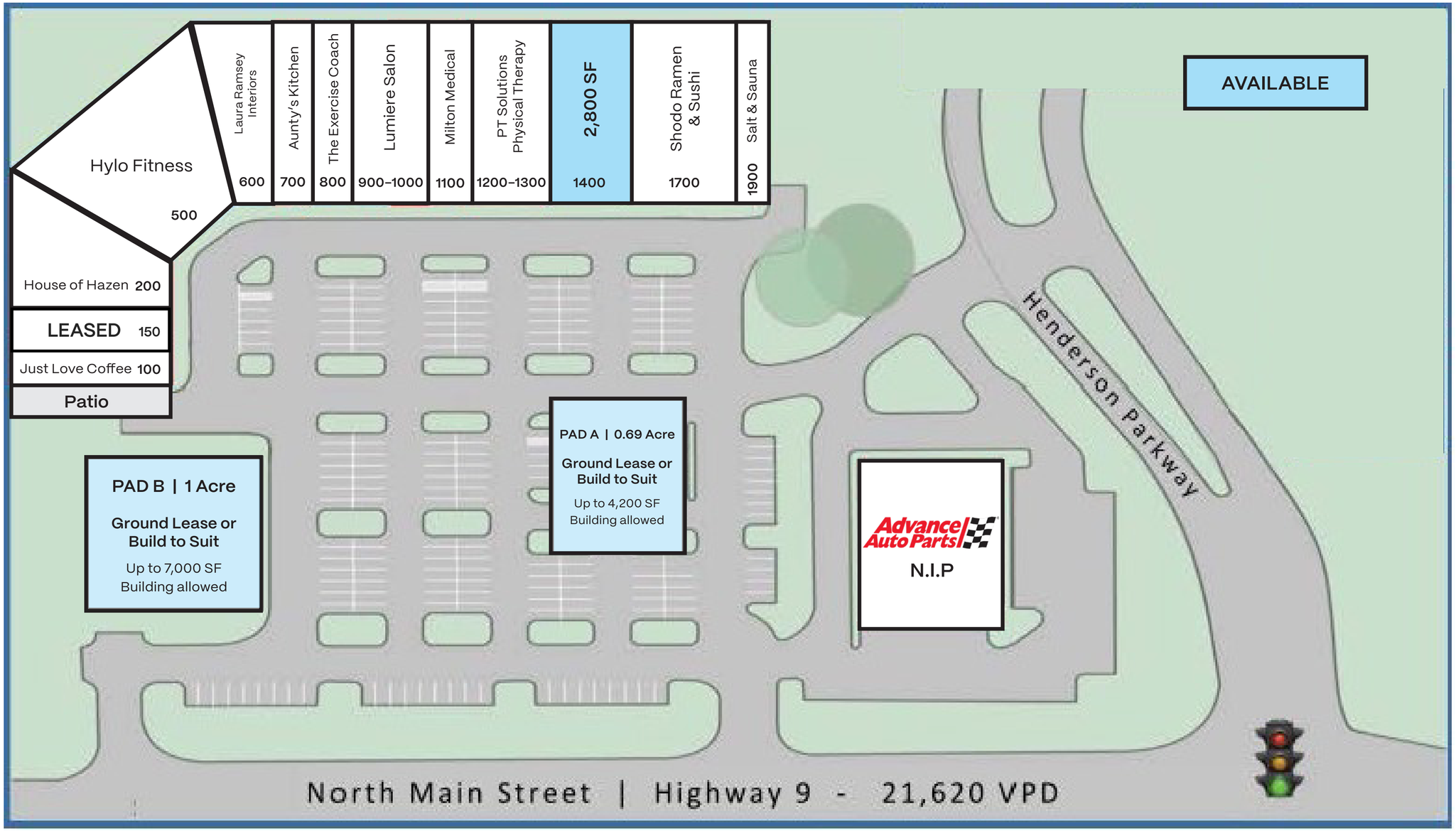
| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 8,305 | 59,380 | 158,126 |
| Daytime Employment | 14,174 | 71,094 | 140,591 |
| HH Income | $146,911 | $148,690 | $156,378 |

## GPS Coordinates

**34.0909472** Lat.

**–84.2856155** Long.




Hylo Fitness
500
Laura Ramsey Interiors
600
Aunty's Kitchen
700
The Exercise Coach
800
Lumiere Salon
900–1000
Milton Medical
1100
PT Solutions Physical Therapy
1200–1300
2,800 SF
1400
Shodo Ramen & Sushi
1700
Salt & Sauna
1900
AVAILABLE
House of Hazen 200
LEASED 150
Just Love Coffee 100
Patio
PAD B | 1 Acre
Ground Lease or Build to Suit
Up to 7,000 SF Building allowed
PAD A | 0.69 Acre
Ground Lease or Build to Suit
Up to 4,200 SF Building allowed
Advance Auto Parts
N.I.P
Henderson parkway
North Main Street | Highway 9 - 21,620 VPD

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# Contact

**Lisa Graham**
Vice President, Leasing
lgraham@BrandProperties.com
770.497.6488 – Direct
678.469.4504 – Mobile