

Presented By:

STEPHANIE KRANK

Director of Retail Sales & Leasing

310.980.3750

krankcommercial@gmail.com

POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



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31 N MAIN ST

FOR SALE

Office Building :

ALPHARETTA, GA 30009

31 N MAIN ST

ALPHARETTA, GA 30009



Property Type	Retail/Office
Property Subtype	Office/Restaurant/Retail/ Redevelopment
APN	22 498412680027
Zoning	C2
Building Size	6,620 SF
Lot Size	0.43 Acres
Number of Floors	2
Parking Spaces	12
Free Standing	Yes

Located in the heart of Downtown Alpharetta, 31 N Main Street presents a rare opportunity to acquire a prime property with flexible potential – suitable for office, retail, or mixed-use redevelopment.

This property offers a rare opportunity for redevelopment or repositioning in one of the most desirable corridors in North Fulton. The existing ±6,620 SF building was previously used as office space, but the site lends itself to multiple future paths – including rezoning to DTC (Downtown Core) or DTMU (Downtown Mixed Use) for retail, restaurant, or mixed-use concepts.

A full tree evaluation and design plans are already complete and can be shared upon request. The architect's plan included in the materials is still very accurate – most of the major walls are in place, a few front office walls and door frames haven't been installed yet, and the bathrooms are unfinished, but the layout reflects the intended buildout. The property also produces supplemental income from on-site parking, managed by LAZ Parking, averaging approximately \$2,600 annually based on recent statements.



- Premier Downtown Location: Walkable to City Center, Avalon, and local restaurants
- Zoning Flexibility: Can be rezoned to DTC (Downtown Core) or DTMU (Downtown Mixed Use)
- Development-Ready: Existing plans and site evaluations available
- Existing Improvements: Previously used as an office building – easily convertible or ready for redevelopment
- Excellent Visibility: Frontage on N Main Street with high daily traffic counts
- Future Value: Ideal for owner-user, investor, or boutique developer
- All utilities at the site

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It turns out. you don't have any Floor Plans Published!

(be sure to tag an image "**Floor Plan**" in the **Media Tab**)

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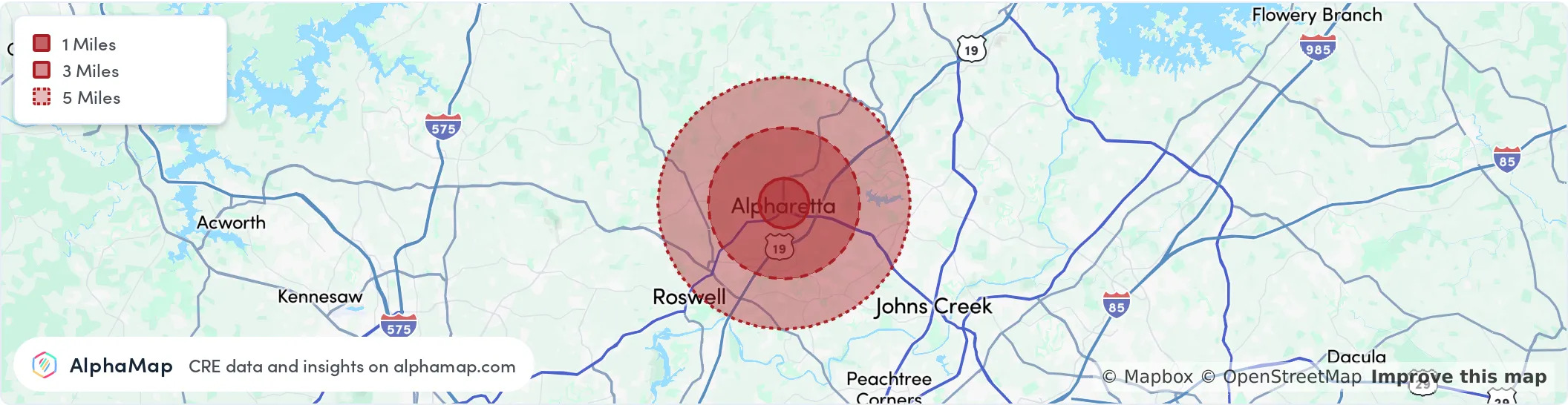
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,562	61,223	184,227
Average Age	42	40	39
Average Age (Male)	41	38	38
Average Age (Female)	44	41	40
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,549	24,566	69,089
Persons per HH	2.3	2.5	2.7
Average HH Income	\$180,296	\$182,999	\$185,425
Average House Value	\$637,855	\$607,640	\$615,728

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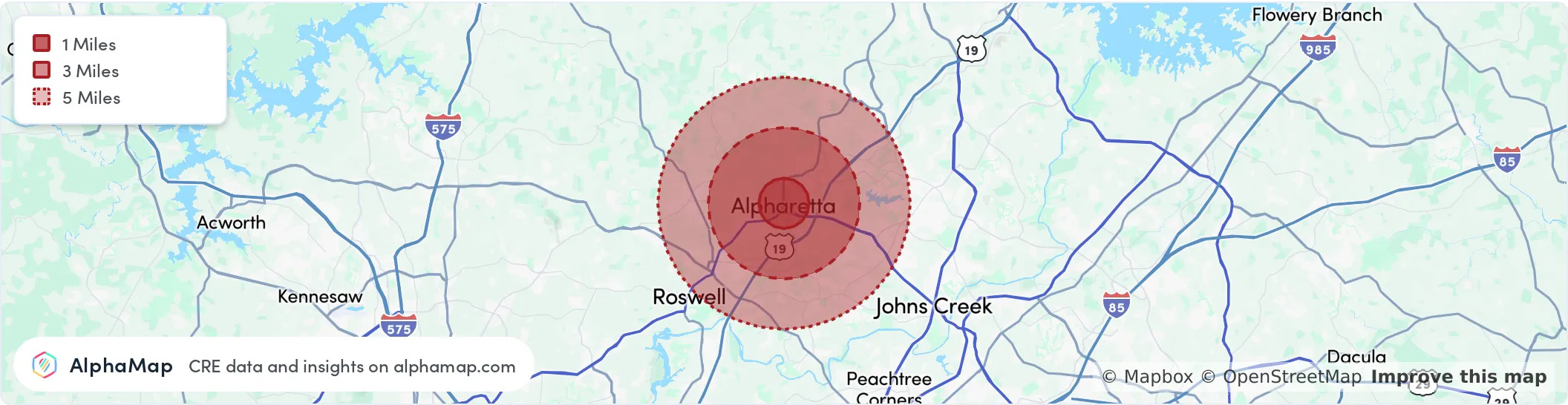
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Per Capita Income

\$78,389

\$73,199

\$68,675

Map and demographics data derived from AlphaMap

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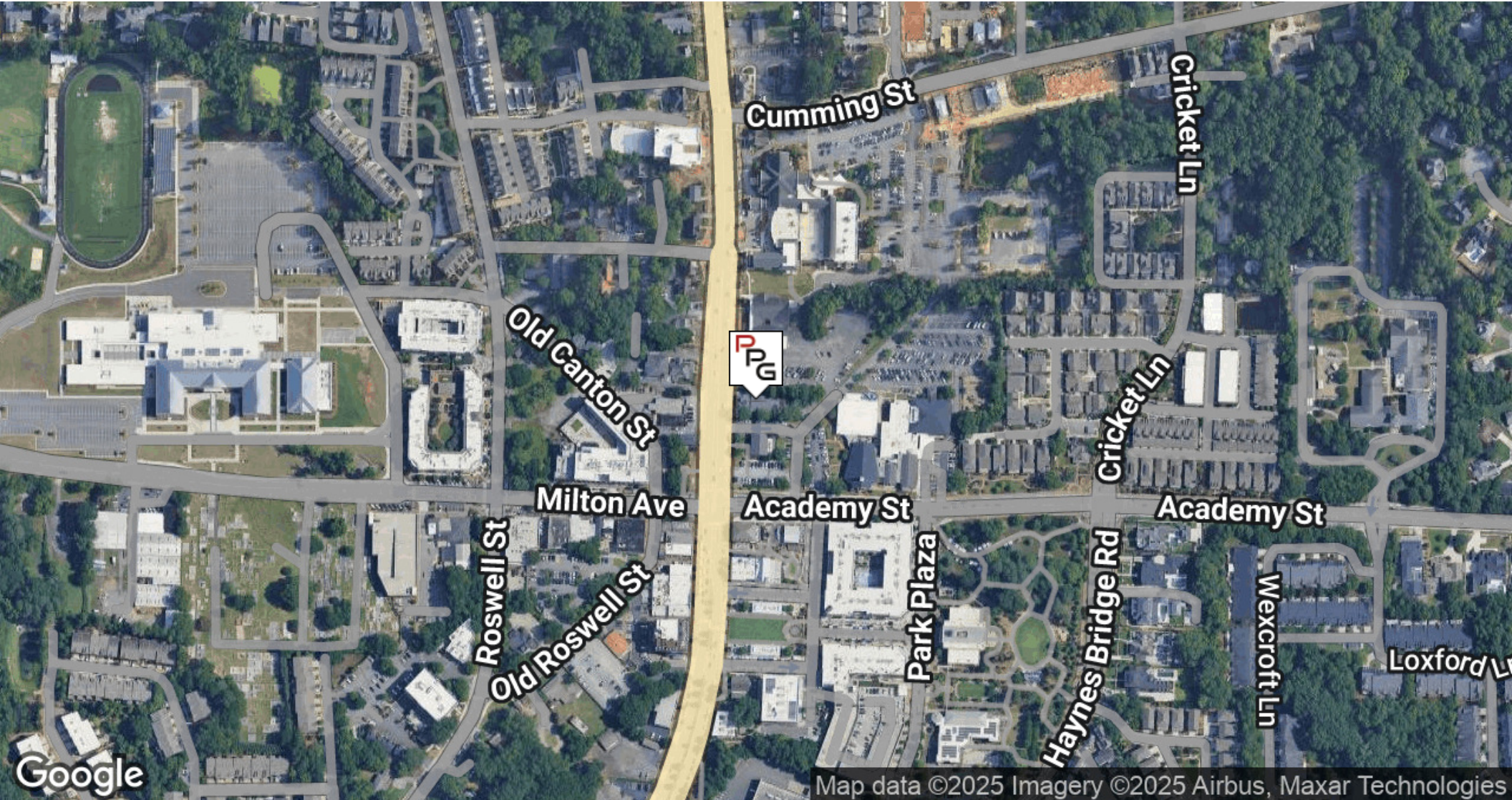
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