



ESTABLISHED RESTAURANT BUSINESS ASSETS FOR SALE IN ALPHARETTA

This turnkey asset sale features a fully equipped, 2,800 SF restaurant in Alpharetta's Henderson Commons. The space is in excellent condition with a professional commercial kitchen and modern build-out, offering a "plug-and-play" opportunity for a new or existing concept. The offering includes a favorable lease with 7 years remaining and renewal options, ensuring long-term stability in a high-traffic North Main Street location.

735 N MAIN ST #1700,
ALPHARETTA, GA 30009

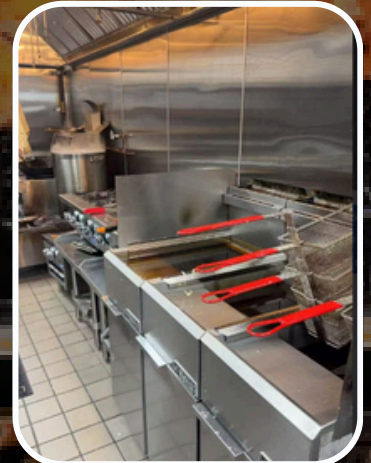
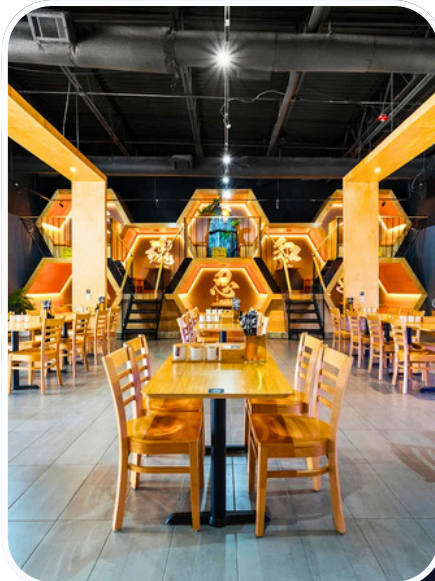
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SALES HIGHLIGHTS

Total space available 4,300 SF.

Monthly rent: \$12,364 all-in. Lease term: 7 years remaining + renewal options. Don't miss this exceptional turnkey restaurant opportunity. The space is fully built out and equipped with a complete kitchen, allowing for immediate operation with minimal startup time and cost. Keep the concept or convert. *Please do not disturb the operating business. Tour by appointment only *

- Sublease space available from current tenant
- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as a Restaurant or Café Space
- Located in-line with other retail
- Space is in Excellent Condition



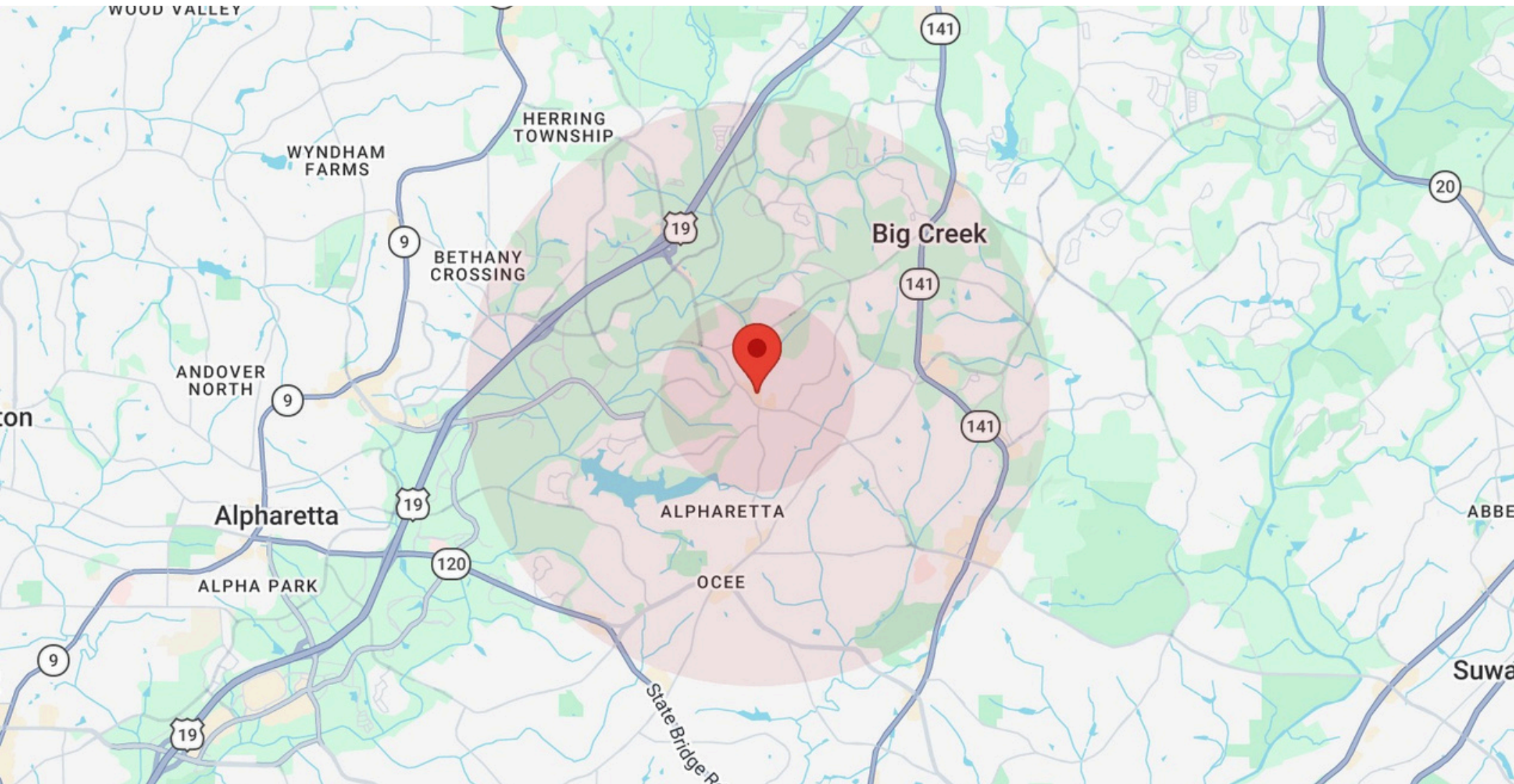


Henderson Commons

- The Exercise Coach
- Aunty's Kitchen
- HYLO Fitness
- Just Love Coffee Cafe
- Laura Ramsey Interiors
- Lumiere Salon de Beaute
- Milton Medical Group - Savitha Shama MD
- PT Solutions
- Motus Dance

Henderson Commons is a premier 32,884-square-foot retail center prominently located on the high-visibility North Main Street corridor, just north of downtown Alpharetta. The property benefits from steady daily traffic and a strategic "going-home" side position, serving the affluent North Fulton and Milton residential communities. With a stable, diverse tenant mix ranging from specialty dining to healthcare and wellness services, the center leverages its proximity to major commercial hubs and high-density neighborhoods to ensure consistent foot traffic and long-term visibility.

DEMOGRAPHICS



TOTAL POPULATION

1 MILE	3 MILES	5 MILES
8,121	58,542	160,379

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$139,208	\$130,984	\$148,772

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,583	26,024	65,510

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735 N Main St #1700, Alpharetta, GA 30009

Julie Yang, CCIM

678-709-5810

JulieYang@MHCommercialBrokers.com

Ashley Wen

678-599-8207

AshleyWen@MHcommercialBrokers.com

