



4,300 SF
Alpharetta, GA



**ESTABLISHED
RESTAURANT BUSINESS
ASSETS**

FOR SALE

MH
MH COMMERCIAL

**735 N MAIN ST #1700,
ALPHARETTA, GA 30009**

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SALES HIGHLIGHTS

Total space available 4,300 SF.

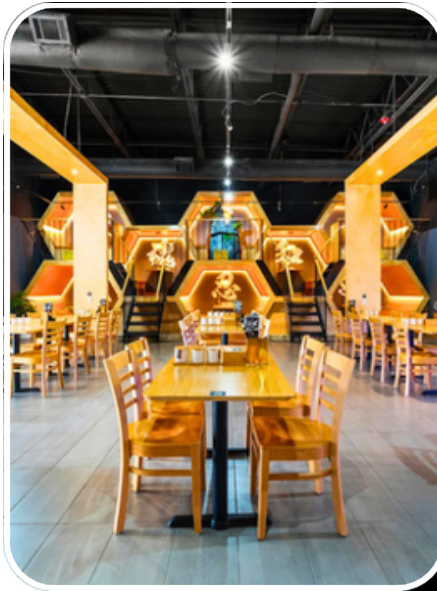
Monthly rent: \$12,364 all-in.

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.

- 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

***Please do not disturb the operating business. Tour by appointment only ***



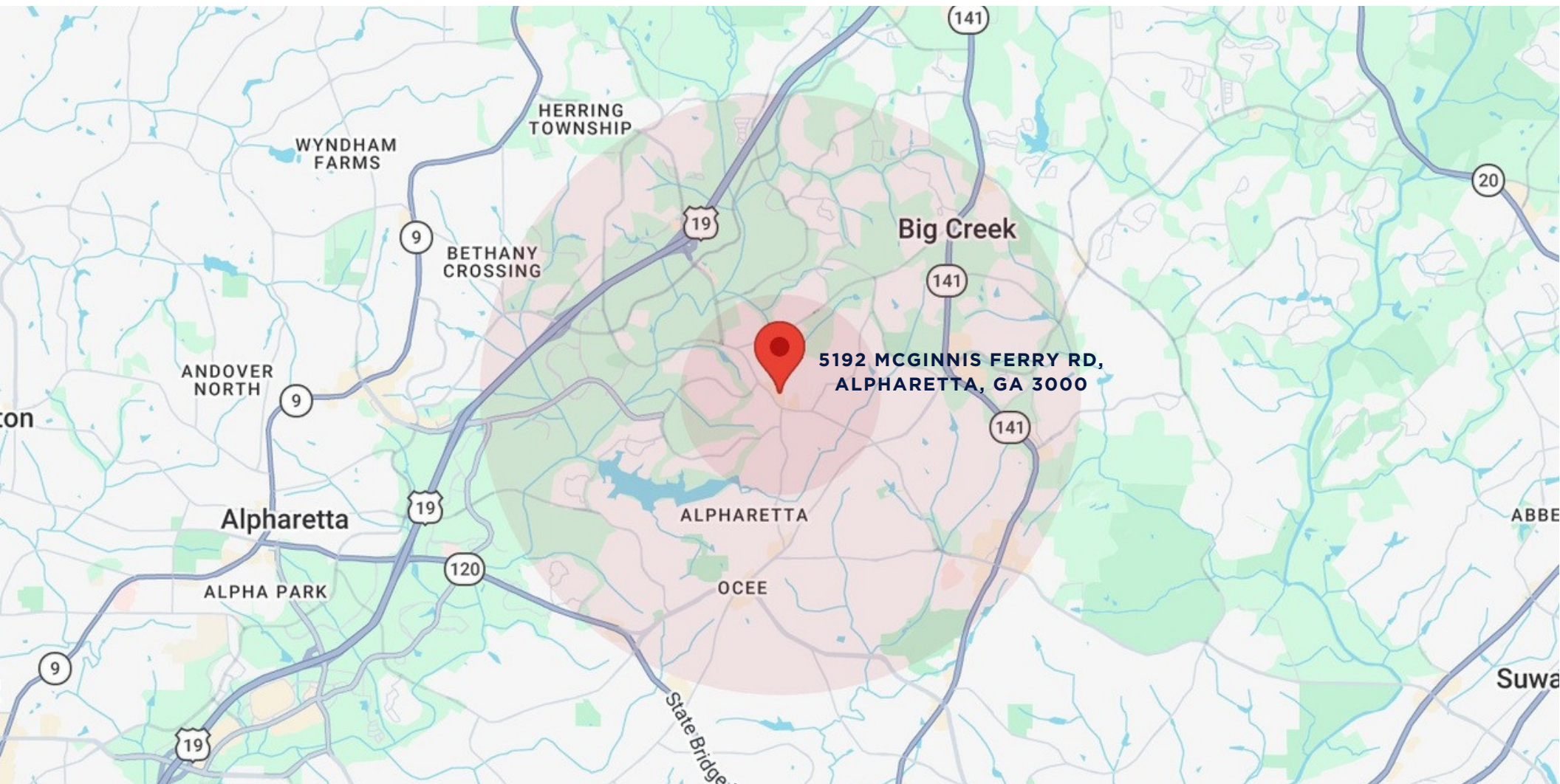


Henderson Commons

- 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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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