

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonaga Street, Suite A

Cumming, GA 30040

commercial400.com



POWELL
PROPERTY GROUP

**363 S MAIN
STREET**

Office Building :

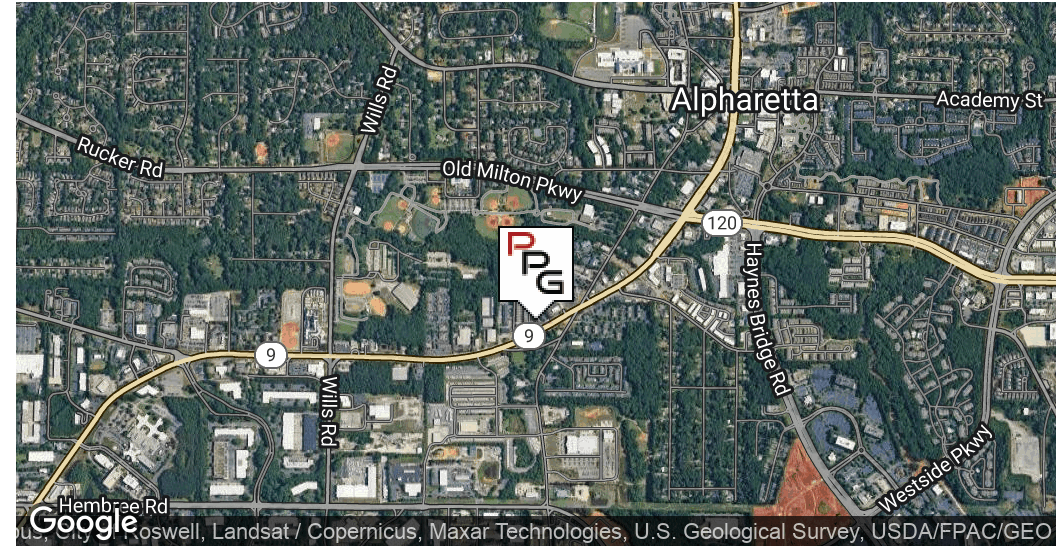
363 SOUTH MAIN STREET, ALPHARETTA, GA 30004

PARKLAND
COMMUNITIES

FOR LEASE

363 S MAIN STREET

363 SOUTH MAIN STREET, ALPHARETTA, GA 30004



OFFERING SUMMARY

Lease Rate:	\$6,000.00 per month (MG)
Building Size:	1,775 SF
Available SF:	1,775 SF
Lot Size:	
Year Built:	2021
Zoning:	B

PROPERTY OVERVIEW

1775 SF - fully furnished Retail/Office with easy access to GA 400 at Exit 9 (Haynes Bridge Road) and Exit 10 (Old Milton Parkway) with building frontage on Highway 9/ Main Street
Alpharetta is the 6th fastest growing city in the nation and has become "The Technology City of The South"

PROPERTY HIGHLIGHTS

- 30,000 VPD
- Fully Built Out Retail Space
- Main Street Frontage
- Monument Signage
- Air Conditioning
- Bus Line

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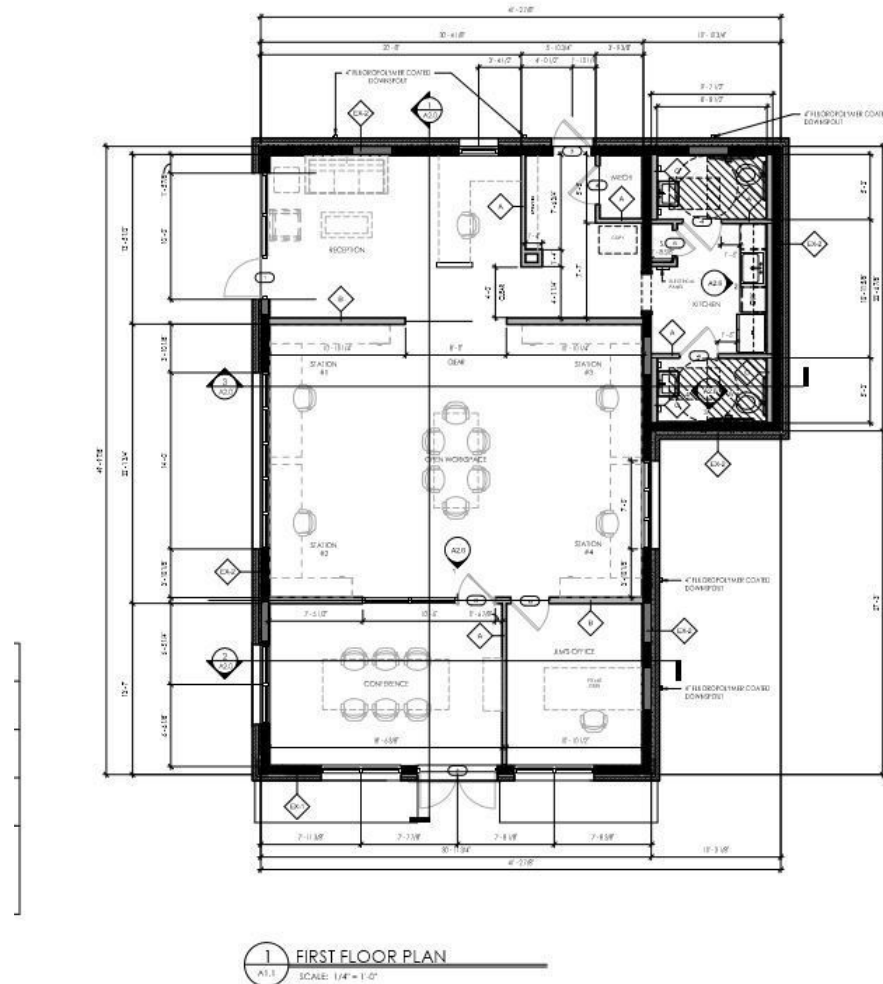
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RELEASED FOR
CONSTRUCTION



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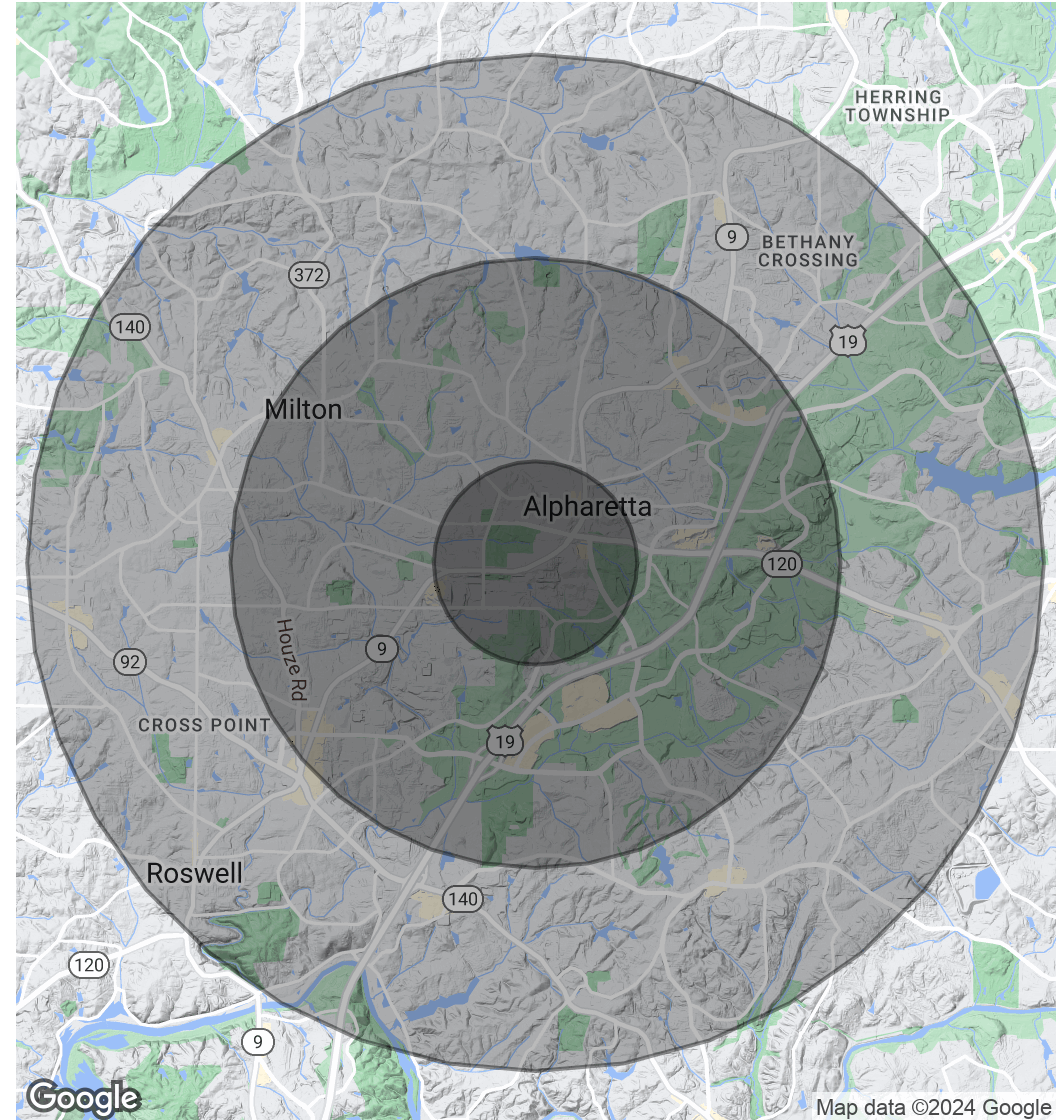
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,233	55,003	153,116
Average age	34.5	34.5	35.9
Average age (Male)	32.8	33.4	34.8
Average age (Female)	35.2	35.0	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,086	21,248	58,719
# of persons per HH	2.5	2.6	2.6
Average HH income	\$83,743	\$95,248	\$103,683
Average house value	\$255,483	\$312,178	\$352,939

* Demographic data derived from 2020 ACS - US Census



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