

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
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FOUNDERS HALL AT BLALOCK PLAZA

63 SOUTH MAIN STREET, ALPHARETTA, GA 30009

FOR LEASE

FOUNDERS HALL AT BLALOCK PLAZA

63 SOUTH MAIN STREET, ALPHARETTA, GA 30009



OFFERING SUMMARY

Office Lease Rate:	\$36 - 38 SF/yr (NNN)
Building Size:	30,600 SF
Available SF:	1,411 - 5,133SF
Price / SF:	-
Year Built:	2024
Zoning:	C2
Traffic Count:	26,500

PROPERTY OVERVIEW

Turn-key Office space available nestled in the heart of one of the south's premier commercial hubs, Founders Hall is the perfectly-blended balance of old-world charm and modern sensibilities.

The three-story, 27,000 square foot mixed-use building will feature finely detailed storefronts, hand-formed bricks and myriad other historically-inspired architectural details which are designed intently to captivate the eye.

Founders Hall is located at one of the last remaining locations around the town green of Downtown Alpharetta, Georgia. The building is soon-to-be a proud addition to the bustling shopping, dining, and entertainment district that has endeared itself to so many and become an integral part of their daily lives. The owners are carefully selecting tenants to provide for a synergistic mix of upscale boutique type merchants and on-the-move professionals.

Tenant space is limited as there is only a total of under 8000 square feet of office space remaining. Contact us to reserve an appointment to peruse the remaining inventory of highly sought after suites.

GA DOT Traffic Count: S. Main St-26,500 AADT

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2nd Level

Leasable Legend

	Core		Suite 203 2,029 s.f.
	Suite 201 1,459 s.f.		Suite 204 3,022 s.f.
	Suite 202 2,987 s.f.		

05/04/2023

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FUTURE ALPHA LOOP

FOUNDERS HALL
at Blalock Place

SOUTH MAIN STREET

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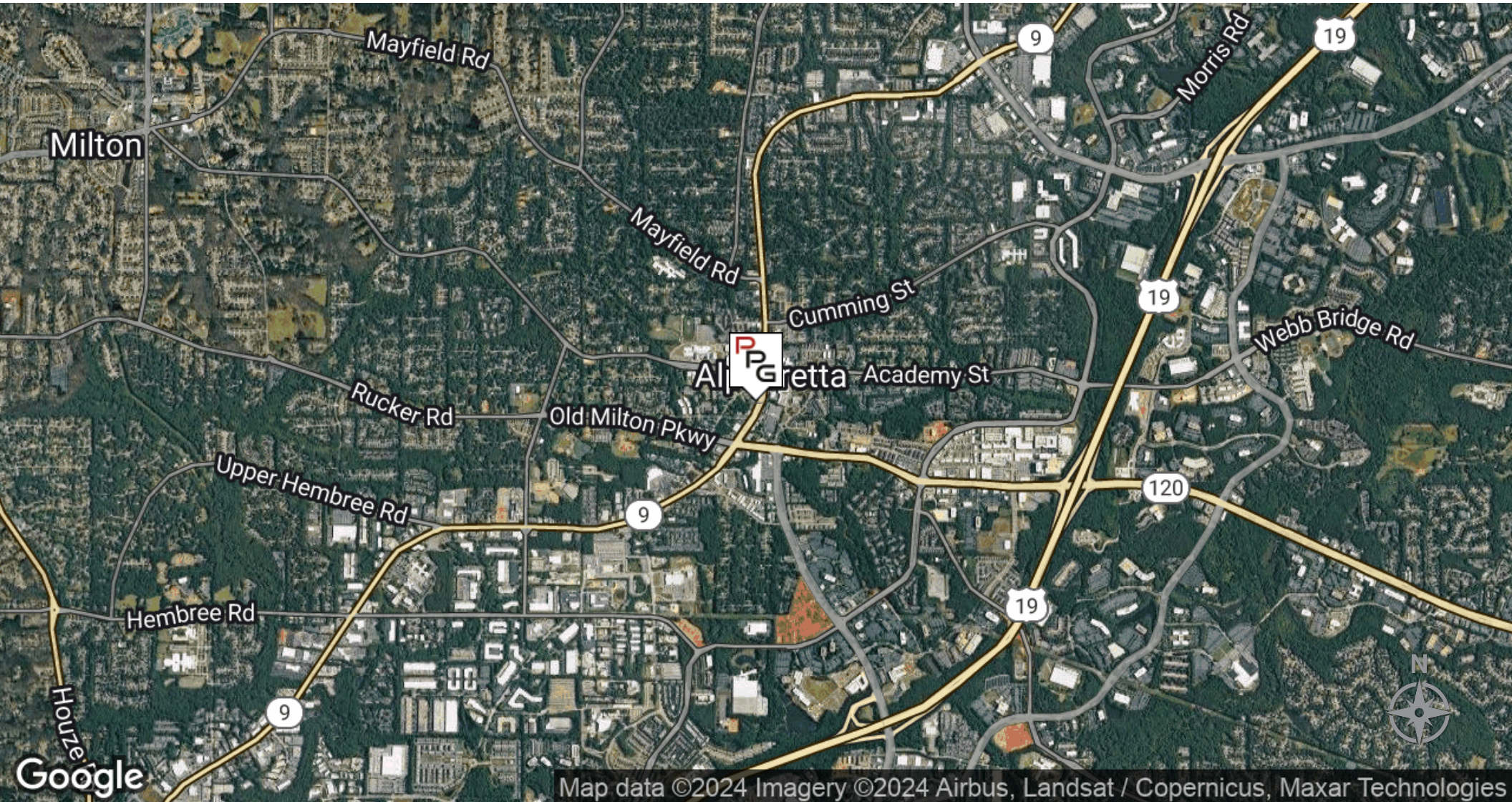
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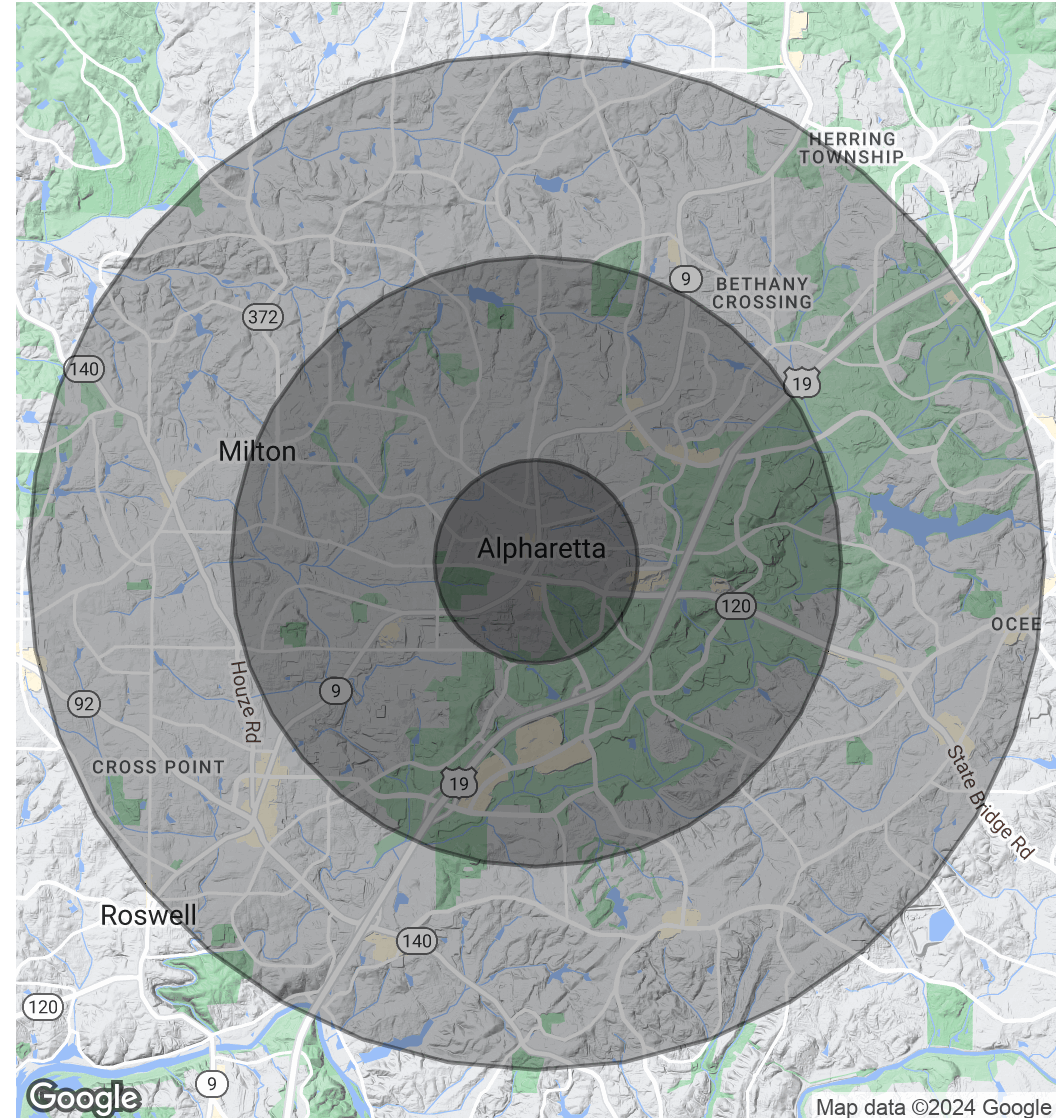
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,592	51,106	148,635
Average age	33.2	35.0	35.5
Average age (Male)	31.7	33.8	34.5
Average age (Female)	33.8	35.5	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,767	20,069	56,296
# of persons per HH	2.4	2.5	2.6
Average HH income	\$88,803	\$101,732	\$105,414
Average house value	\$268,196	\$324,852	\$358,100

TRAFFIC COUNTS

26,500/day

* Demographic data derived from 2020 ACS - US Census



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