

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A  
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**POWELL**  
PROPERTY GROUP

# ROOFTOP RESTAURANT SPACE

*Retail Property in Downtown Alpharetta :*

63 SOUTH MAIN STREET, ALPHARETTA, GA 30009

FOR LEASE





# FOUNDERS HALL AT BLALOCK PLAZA

63 SOUTH MAIN STREET, ALPHARETTA, GA 30009



## PROPERTY DESCRIPTION

1st & 3rd floor indoor/outdoor restaurant/bar space now available! The premier F&B location in all of downtown Alpharetta. Up to 9600+ SF 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, 30,600+ 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.

## OFFERING SUMMARY

Lease Rate:	\$42 SF/yr (NNN)
Available SF:	5,000- 11,000 SF
Building Size:	30,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,767	20,069	56,296
Total Population	6,592	51,106	148,635
Average HH Income	\$88,803	\$101,732	\$105,414

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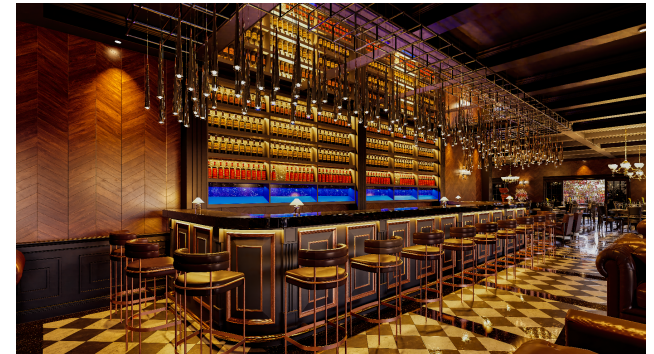
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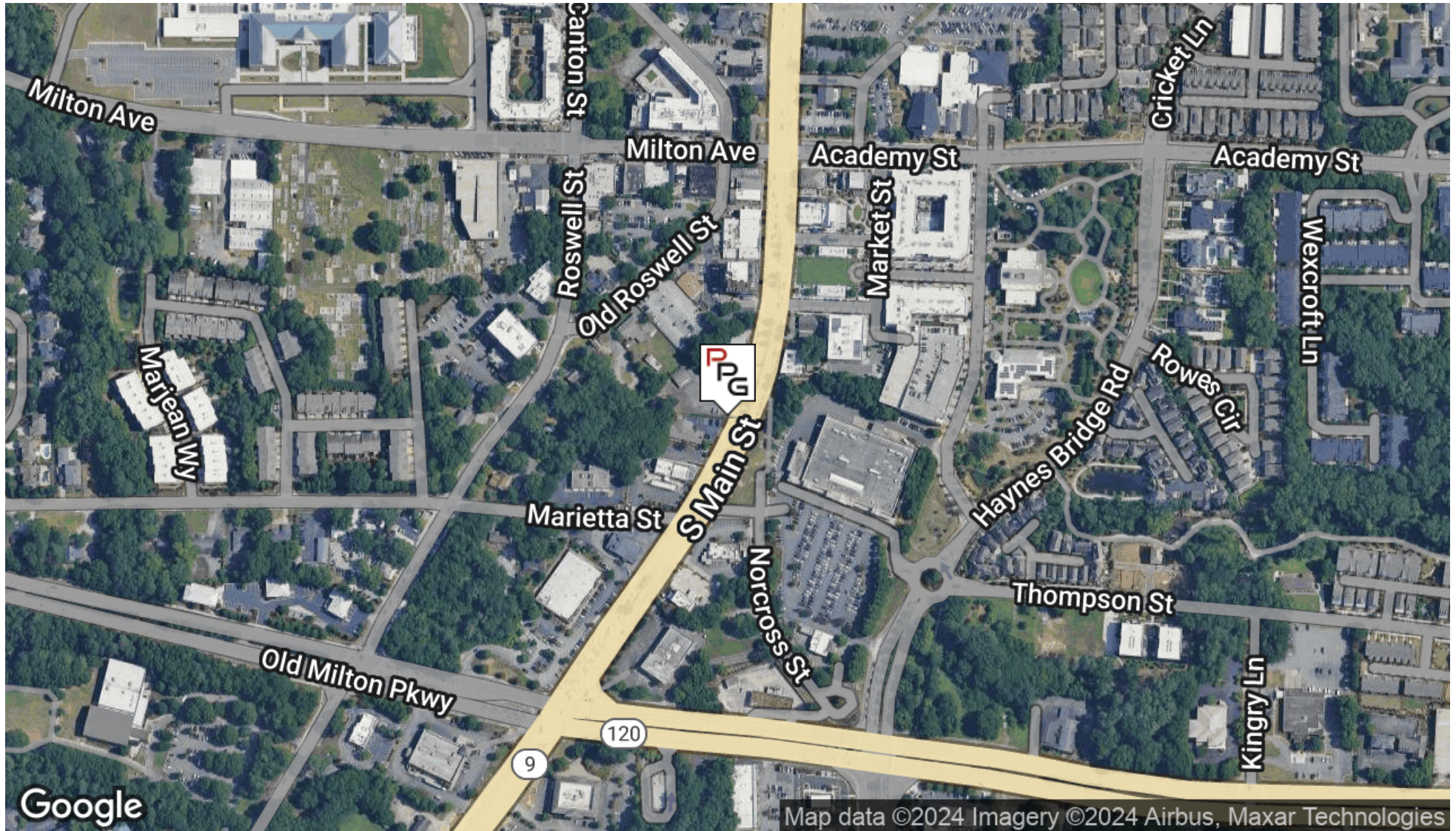
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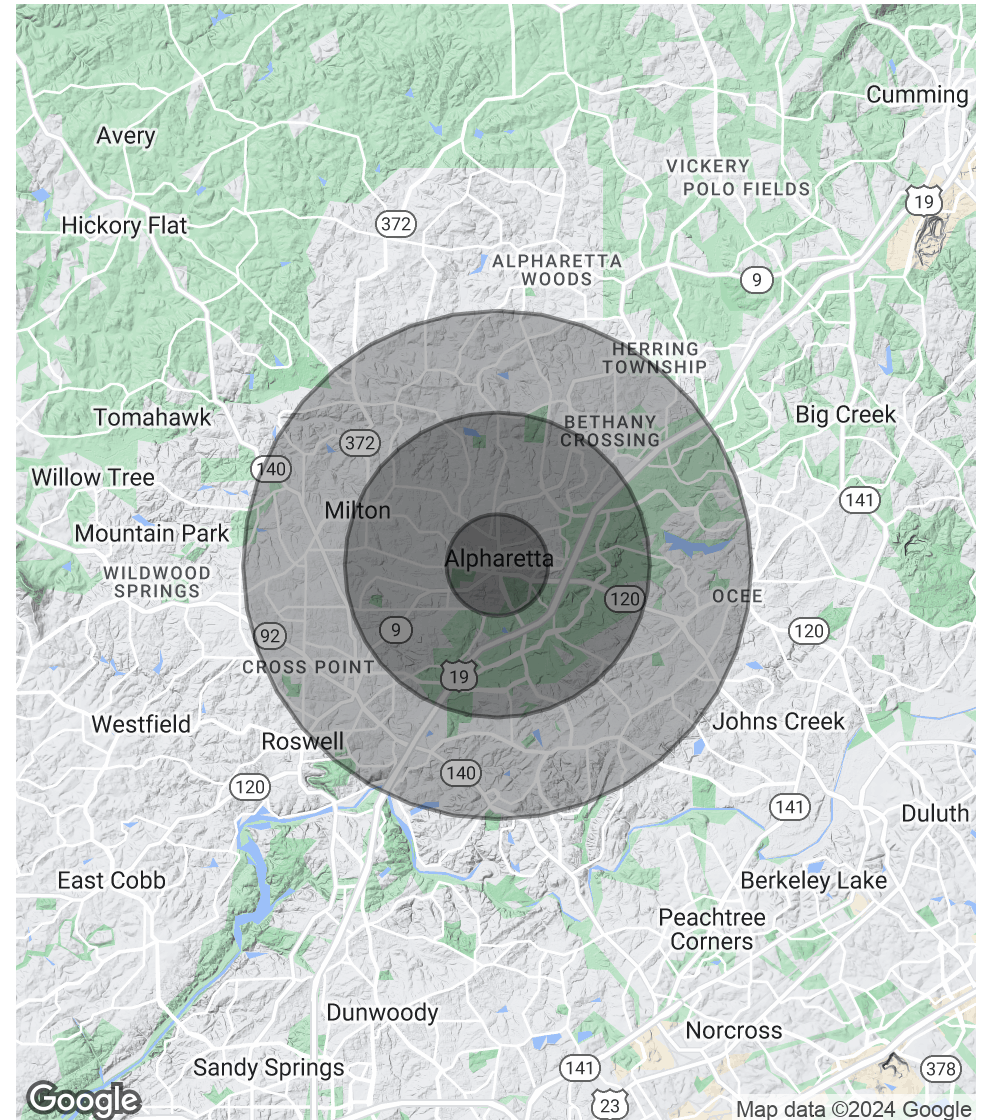
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,592	51,106	148,635
Average Age	33.2	35.0	35.5
Average Age (Male)	31.7	33.8	34.5
Average Age (Female)	33.8	35.5	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,767	20,069	56,296
# 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

\* Demographic data derived from 2020 ACS - US Census



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