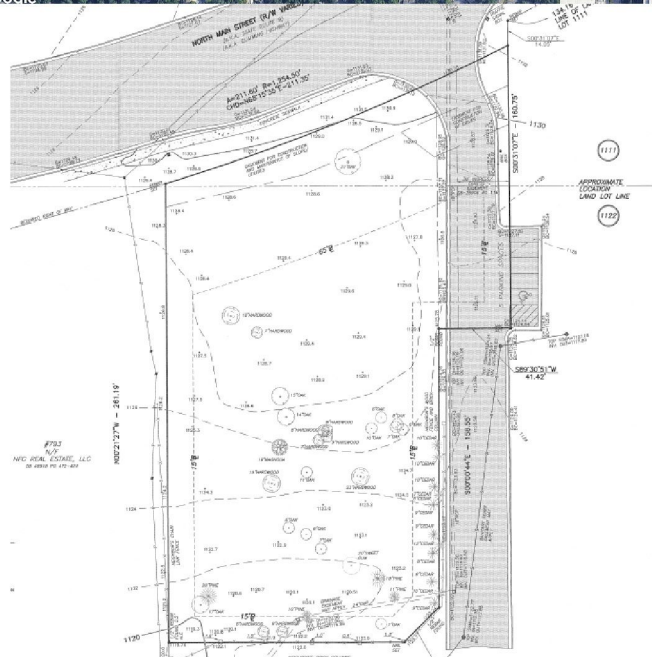


1.169 Acres AVAILABLE
825 N Main Street | Alpharetta, GA



PROPERTY HIGHLIGHTS

- Situated at 825 N Main Street, this retail site enjoys a prime location in Alpharetta, GA, a city known for its vibrant community and economic growth.
- Property fronts N Main Street (Hwy. 9) and features full access, superior visibility with 150 feet of frontage and flexibility.
- Conveniently located near amenities such as restaurants, shopping, and other businesses, enhancing the overall appeal to customers
- Property offers easy access to GA 400 and Windward Parkway.
- Traffic counts of 19,400 CPD on Main Street (Hwy. 9)



Exclusive Agent
 Clay Crim | Clay@crimre.com | (404) 256-2960
 Archie Wanamaker | Archie@crimre.com | (678) 516-6958

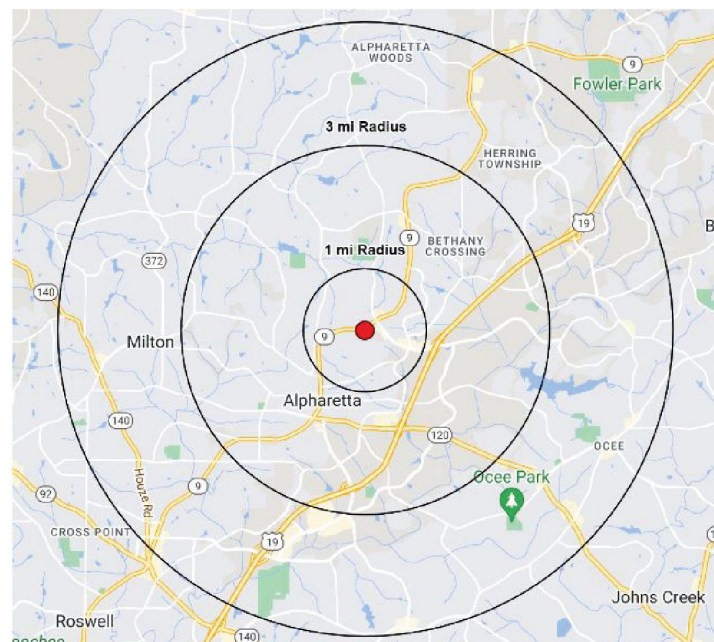
GROUND LEASE, BUILD TO SUIT OR SALE



CRIM

1.169 Acres AVAILABLE

825 N Main Street | Alpharetta, GA



Demographics	1-Mile	2-Mile	3-Mile
Total Population	8,275	58,204	158,189
Median Age	38.8	36.9	38.0
Number of Businesses	893	7,010	17,295
Daytime Population	9,995	94,746	179,270



Household/Income	1-Mile	2-Mile	3-Mile
Total Households	3,160	23,507	57,737
Average HH Income	\$178,942	\$192,069	\$212,665
Median HH Income	\$124,947	\$145,719	\$155,585

Traffic Counts

N Main Street (Hwy. 9) - 19,400 Cars Per day (2022 GA DOT)

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