

*Presented By:*

**STEPHANIE KRANK**

Commercial Realtor  
310.980.3750  
krankcommercial@gmail.com

**ELIZABETH OUELLETE**

Commercial Realtor  
404.388.3831  
eouelletteppg@gmail.com

**DENNIS POWELL**

Managing Broker  
770.364.2740  
dennisppg@gmail.com

**POWELL PROPERTY GROUP, INC**

101 Pilgrim Village Drive  
Cumming, GA 30040  
404.618.0605  
commercial400.com



**POWELL**  
PROPERTY GROUP

**DOWNTOWN ALPHARETTA  
DEVELOPMENT  
OPPORTUNITY**

FOR SALE

*Office Building :*

133 N MAIN ST, ALPHARETTA, GA 30009-3622

# EXECUTIVE SUMMARY

FOR SALE



## OFFERING SUMMARY

Sale Price:	\$1,695,000
Lot Size:	0.9 Acres
Building Size:	1,590
Zoning:	C1
Price / SF:	\$1066.04

## PROPERTY OVERVIEW

.9 acre zoned C-1 with a 1590 Sq Ft renovated office space. Previously used as a dental office. Location perfect for redevelopment. Ideal for new office building, retail site, professional services.

Easy access to GA 400

## PROPERTY HIGHLIGHTS

- Prime Location- One block to Alpharetta City Center
- Avalon one mile away.
- Preliminary approval for multi-story mixed use
- Adjacent property available with historic entitlements
- Prestigious North Main Street address
- Easy access to GA 400

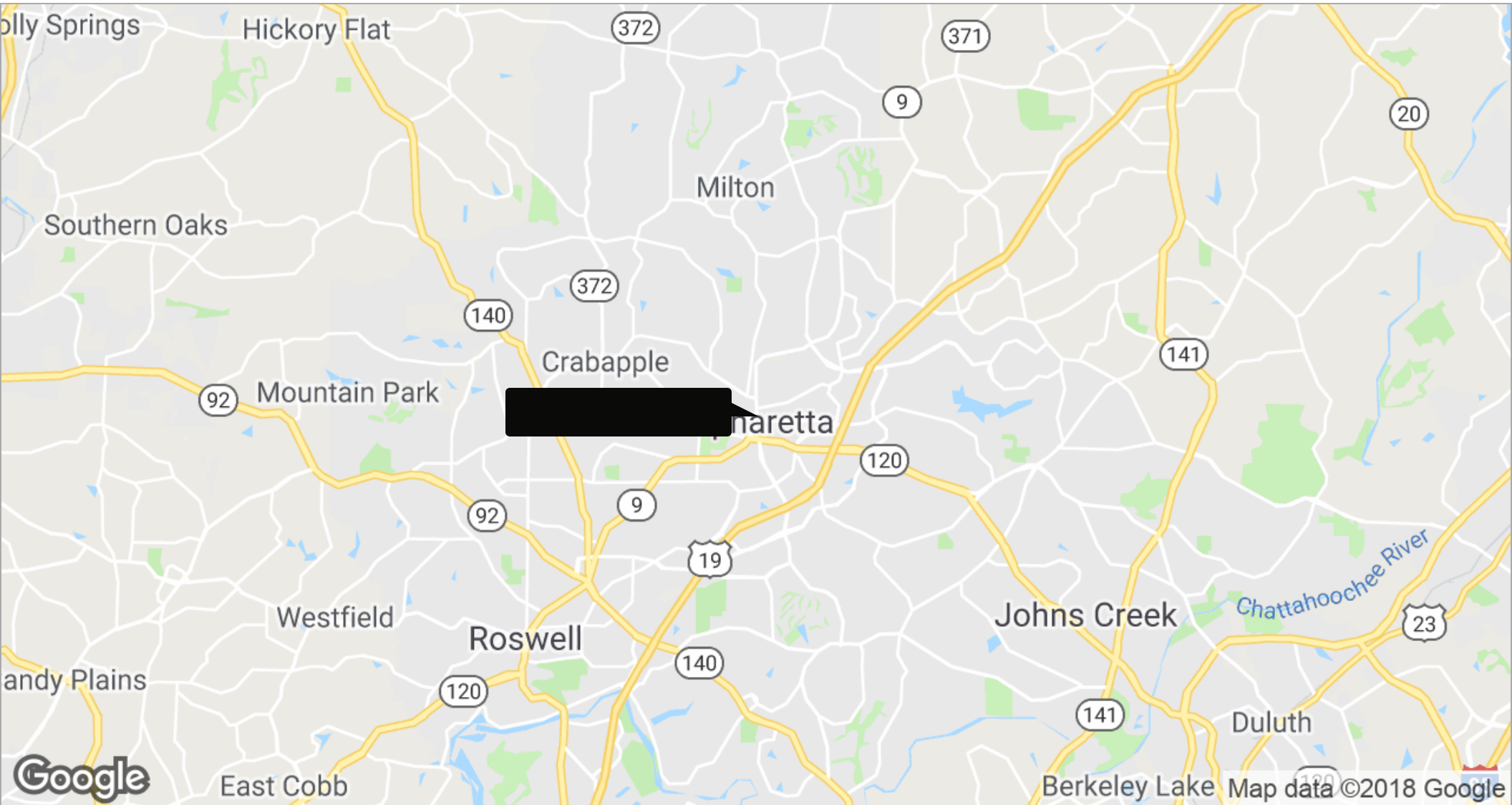
# ADDITIONAL PHOTOS

FOR SALE



# REGIONAL MAP

FOR SALE



# LOCATION MAPS

FOR SALE



# MEET THE TEAM

FOR SALE



## STEPHANIE KRANK

Commercial Realtor

310.980.3750

krankcommercial@gmail.com



GA #361700



## ELIZABETH OUELLETE

Commercial Realtor

404.388.3831

eouelletteppg@gmail.com

GA #299182



## DENNIS POWELL

Managing Broker

770.364.2740

dennisppg@gmail.com

GA #209948

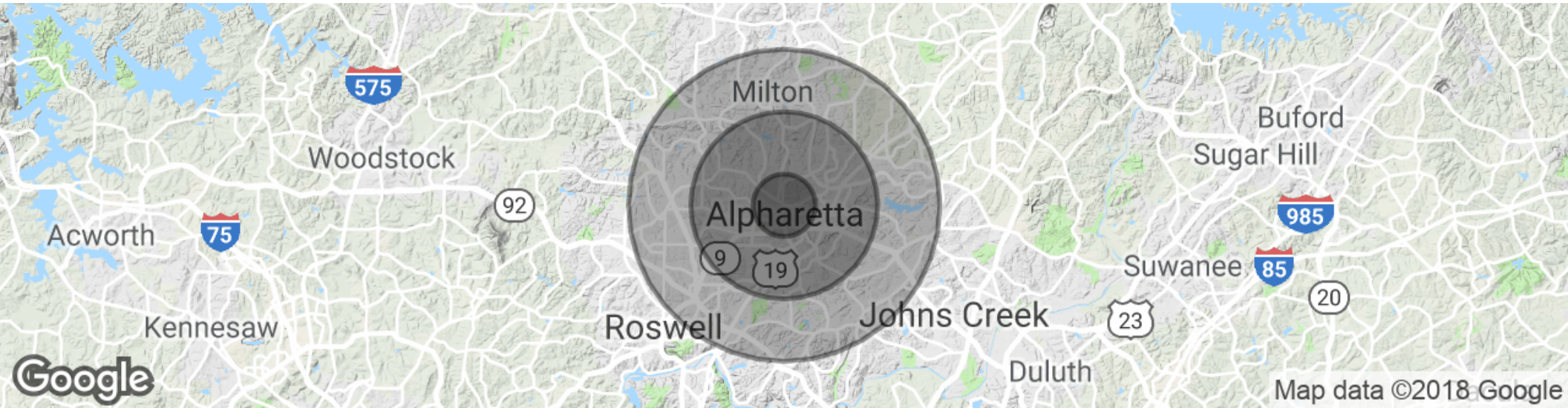
# RETAILER MAP

FOR SALE



# DEMOGRAPHICS MAP & REPORT

FOR SALE



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,218	49,619	141,345
Median age	33.6	34.8	35.4
Median age (Male)	32.4	33.8	34.4
Median age (Female)	34.0	35.4	36.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,032	19,520	53,171
# of persons per HH	2.4	2.5	2.7
Average HH income	\$92,416	\$102,382	\$106,838
Average house value	\$277,367	\$330,563	\$366,197

\* Demographic data derived from 2010 US Census