

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
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POWELL
PROPERTY GROUP

FOUNDERS HALL AT BLALOCK PLAZA

Retail Property :

63 SOUTH MAIN STREET, ALPHARETTA, GA 30009

FOR LEASE



FOUNDERS HALL AT BLALOCK PLAZA

63 SOUTH MAIN STREET, ALPHARETTA, GA 30009



OFFERING SUMMARY

Lease Rate:	\$36 per month (NNN)
CTI	\$8.50
Building Size:	26,100 SF
Office Available SF:	150 - 8,064 SF
Retail/Restaurant Available SF:	2,547 SF
Zoning:	C2
Traffic Count:	26,500
Delivery:	FALL 2022

PROPERTY OVERVIEW

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.

Founders Hall will feature ample parking for its tenants and their customers

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 8600 square feet of retail and the same for office. Contact us to reserve

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	150 - 8,064 SF	Lease Rate:	\$6,267.00 - \$11,040.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
SUITE 101/102 up to 2824 SF Restaurant with Patio	Available	1,219 - 2,824 SF	NNN	Negotiable
SUITE 103 1605 SF	Available	1,605 - 2,824 SF	NNN	Negotiable
104 First Body Med Spa	First Body Med Spa	1,988 SF	NNN	LEASED
Suite 105 Cultivate Coffee	Cultivate Coffee	2,670 SF	NNN	LEASED
Suite 106- Amorino Gelato	Amorino Gelato	1,058 SF	NNN	LEASED
3rd Floor	Available	3,000 - 8,064 SF	NNN	Rooftop Restaurant Space
2nd Floor- SUITE 201A	Available	150 SF	NNN	Negotiable
2nd Floor- SUITE 201B	Available	550 SF	NNN	Negotiable
2nd Floor- SUITE 201C	Available	550 SF	NNN	Negotiable
2nd Floor SUITE 202	SURCHEROS CORP	3,128 SF	NNN	LEASED
2nd Floor SUITE 203	Available	2,086 SF	NNN	\$6,267 per month
2nd Floor SUITE 204	Available	2,086 - 4,923 SF	NNN	\$11,040 per month

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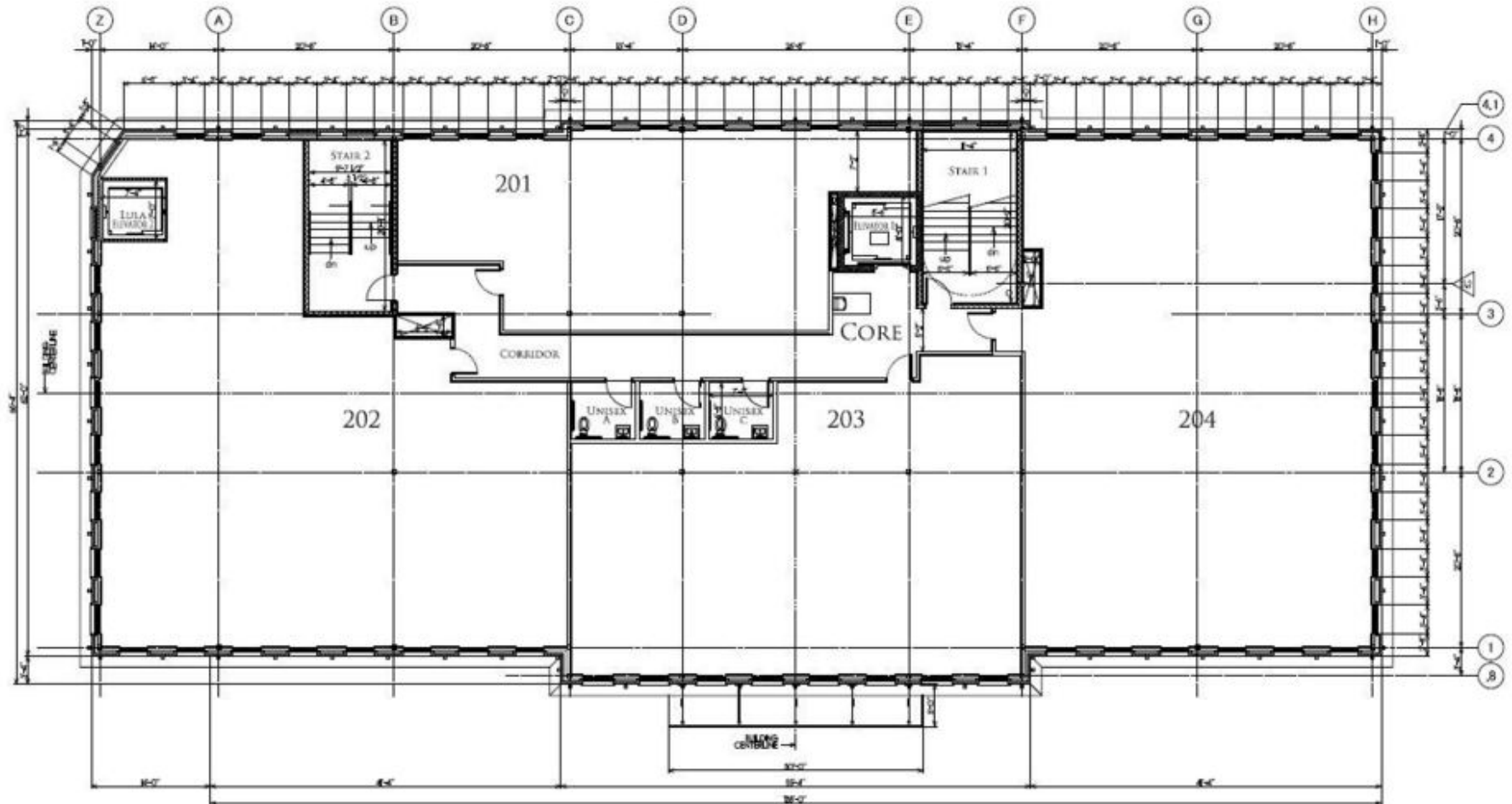
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1 2ND FLOOR PLAN

1/8"=1'-0"
Dimension Notes: Exterior dimensions to exterior material faces, window openings and column centerlines.
Interior dimensions to face of metal studs, face of C.M.U. walls and column centerlines.

CORE: STAIRS/ELEVATORS/CORRIDORS/BATHROOMS

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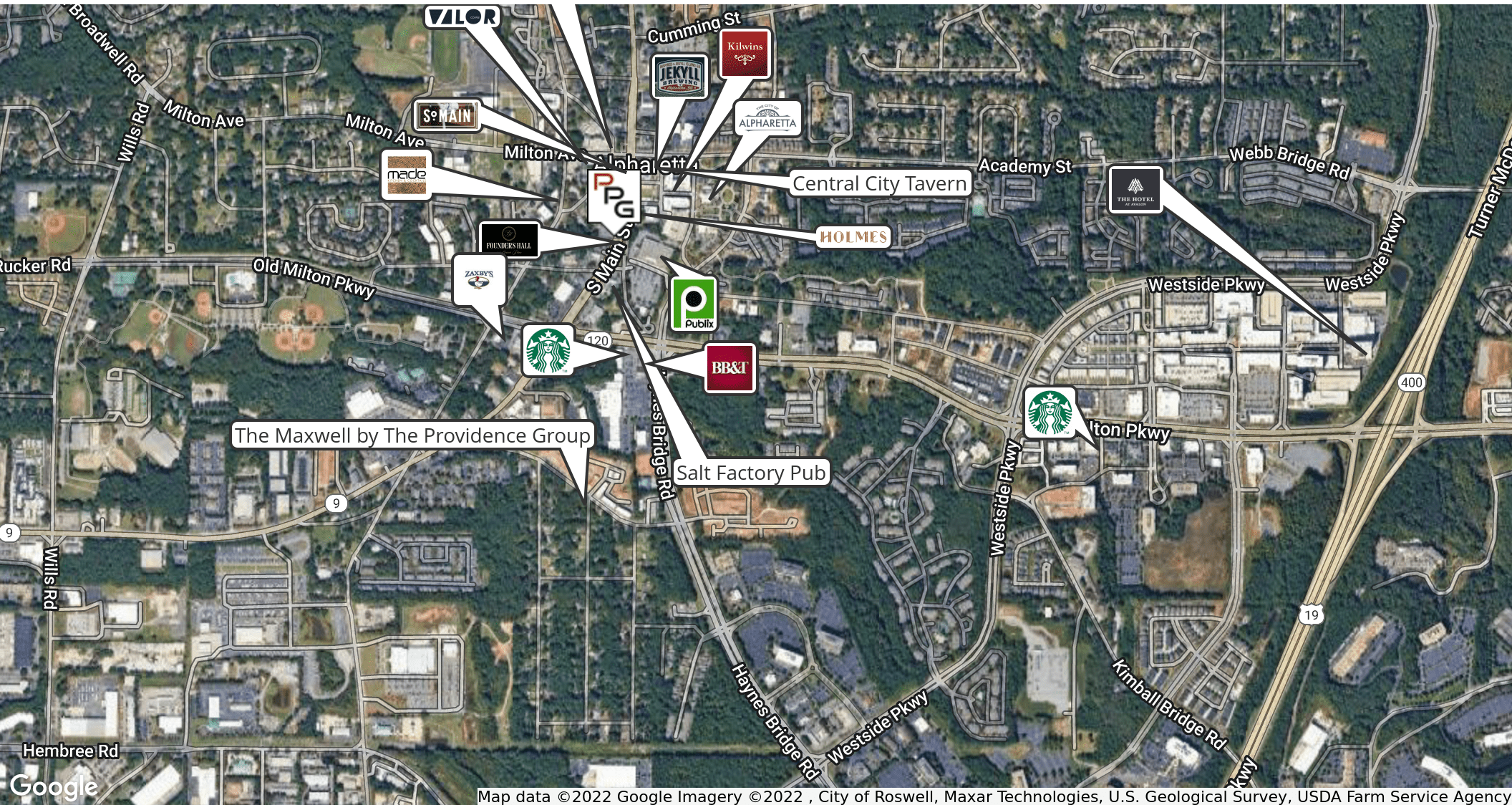
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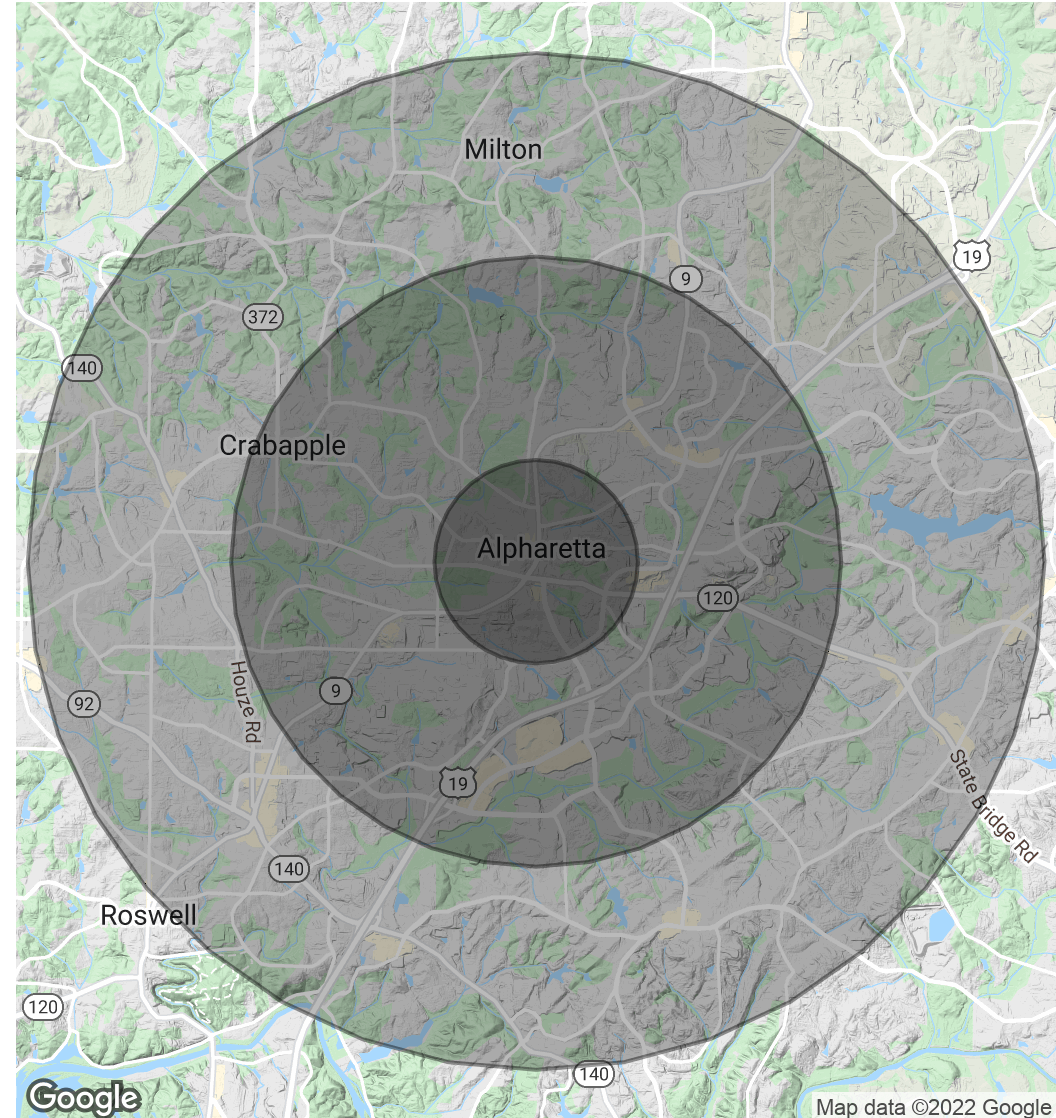
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,592	51,106	148,635
Average age	33.2	35.0	35.5
Average age (Male)	31.7	33.8	34.5
Average age (Female)	33.8	35.5	36.1

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 2010 US Census*



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