

*Presented By:*

**DENNIS POWELL**

Managing Broker

770.364.2740

dennisppg@gmail.com

**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



**POWELL**  
PROPERTY GROUP

# HENDERSON LANDING/ N MAIN STREET MILTON

*Office Building :*

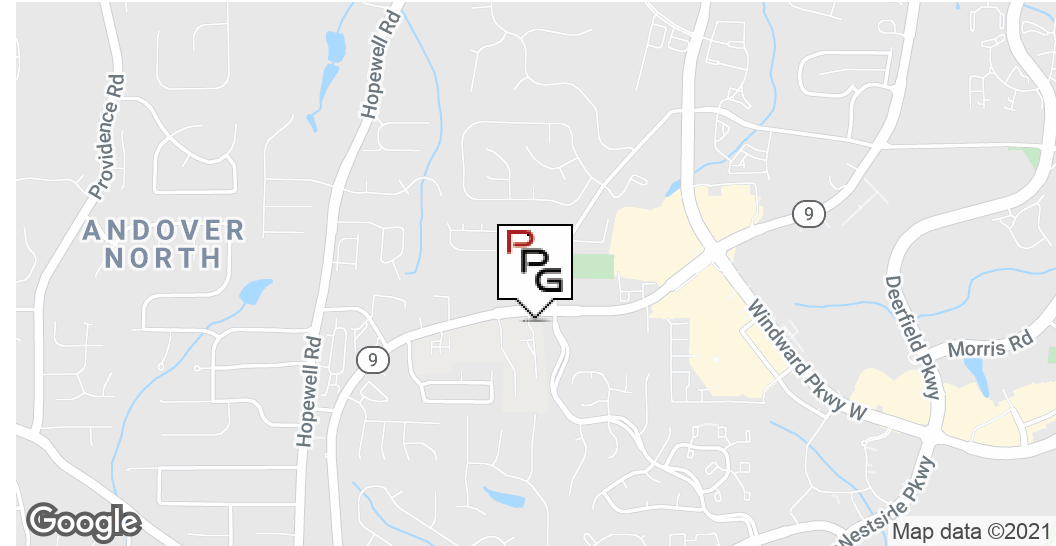
N MAIN STREET, ALPHARETTA, GA 30009

FOR SALE



# HENDERSON LANDING/ N MAIN STREET MILTON

N MAIN STREET, ALPHARETTA, GA 30009



## OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	12,600 SF
Price / SF:	\$35.71
Zoning:	T5

## PROPERTY OVERVIEW

1/2 Acre Pad site For Sale in Milton on Hwy 9, Engineered for 12,600 sf office/retail building with offsite detention

## PROPERTY HIGHLIGHTS

- .5 Acre pad site for sale on Hwy 9 in Milton
- Fully engineered for 12,600 sf Office/Retail building
- Offsite detention
- Excellent location less that 1/2 mile from Windward Pkwy and just minutes from GA-400.
- Convenient to Downtown Alpharetta, Roswell, and Forsyth County

## DENNIS POWELL

Managing Broker  
770.364.2740  
dennisppg@gmail.com

## POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040  
770.364.2740  
commercial400.com



# HENDERSON LANDING/ N MAIN STREET MILTON

N MAIN STREET, ALPHARETTA, GA 30009



RESIDENTIAL  
SOUTHEAST PERSPECTIVE

1 MARCH 2018

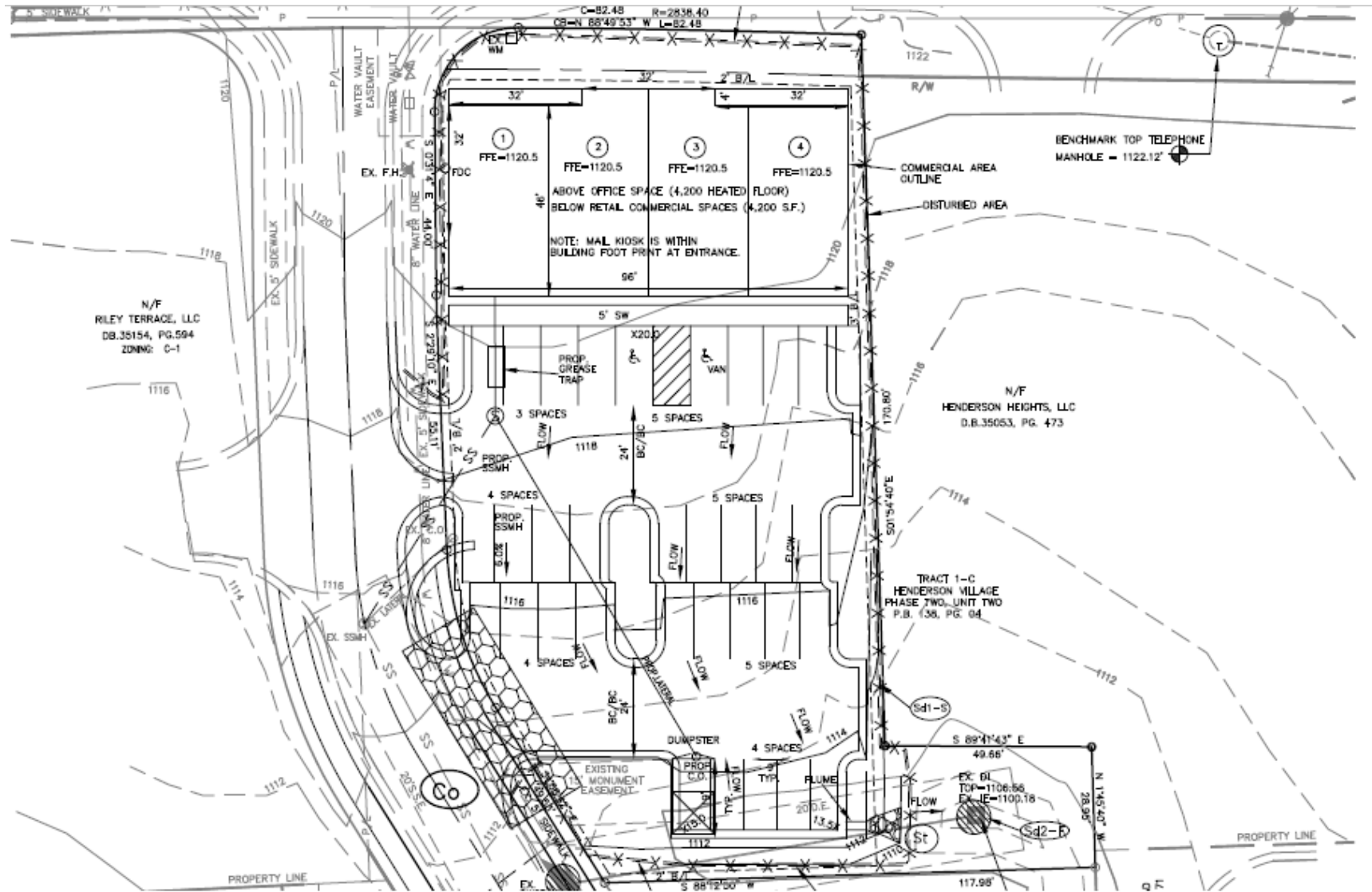


**DENNIS POWELL**  
Managing Broker  
770.364.2740  
dennisppg@gmail.com

**POWELL PROPERTY GROUP, INC**  
343 Dahlonega Street, Suite A, Cumming, GA 30040  
770.364.2740  
commercial400.com

# HENDERSON LANDING/ N MAIN STREET MILTON

N MAIN STREET, ALPHARETTA, GA 30009



**DENNIS POWELL**

Managing Broker  
770.364.2740  
dennisppg@gmail.com

**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A, Cumming, GA 30040  
770.364.2740  
commercial400.com



# HENDERSON LANDING/ N MAIN STREET MILTON

N MAIN STREET, ALPHARETTA, GA 30009

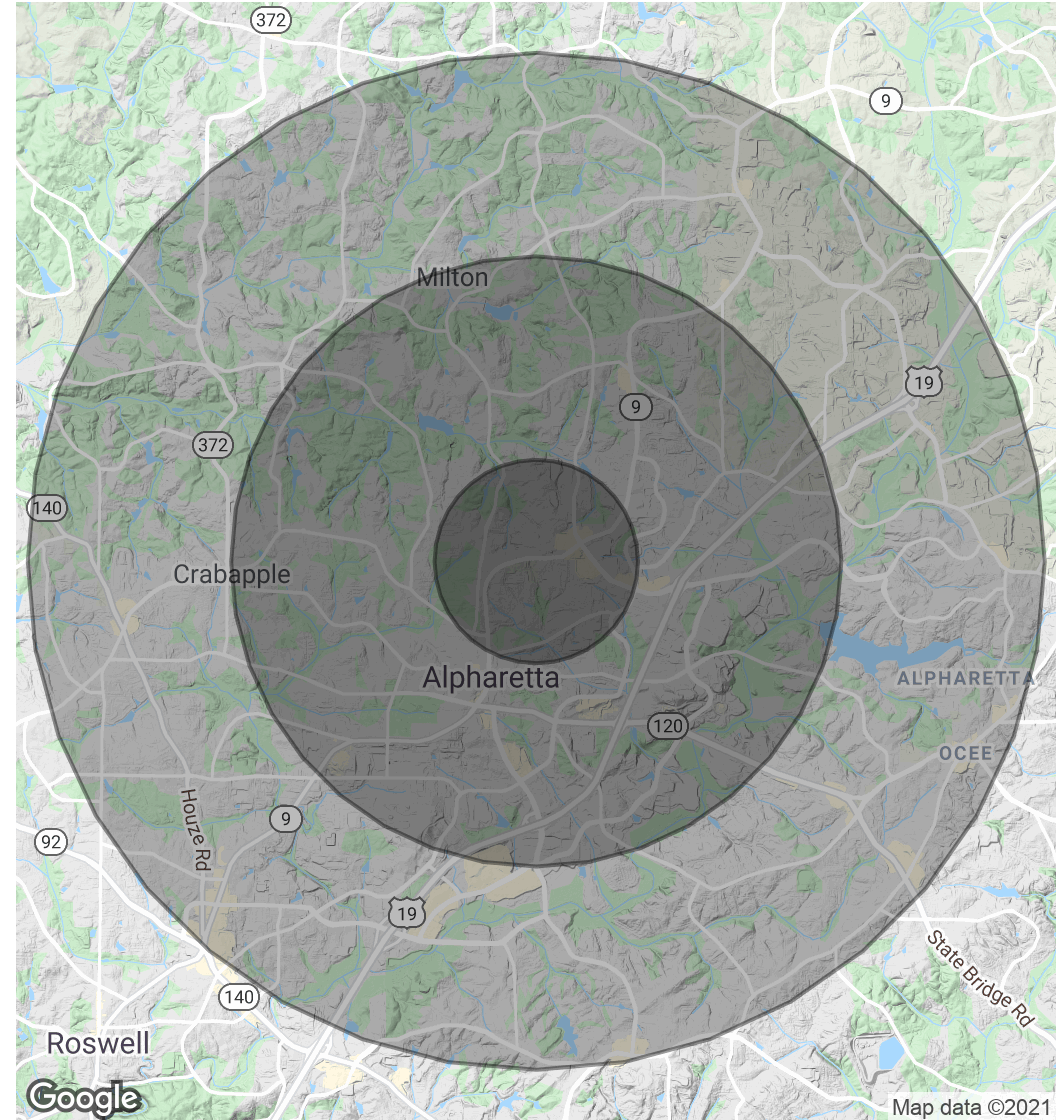


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,132	48,319	136,618
Average age	34.3	34.8	35.3
Average age (Male)	33.2	33.8	34.4
Average age (Female)	34.6	35.2	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,952	19,029	51,104
# of persons per HH	2.4	2.5	2.7
Average HH income	\$95,831	\$102,356	\$107,620
Average house value	\$283,774	\$333,576	\$371,882

\* Demographic data derived from 2010 US Census



## DENNIS POWELL

Managing Broker  
770.364.2740  
dennisppg@gmail.com

## POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040  
770.364.2740  
commercial400.com