



ALPHARETTA RETAIL FOR LEASE MIXED USE PARK — OFFICE / RETAIL

501 South Main, Ste 103, Alpharetta, GA 30004

■ **APROX. 1655sf - Excellent End Unit**
\$15 per Square Foot, Modified Gross



FEATURING:

- Corner Retail Unit on South Main/Hwy 9
- Former Restaurant/Food Market Use
- Food Prep area near front with 2 sinks, Food preparation area, grease trap and ceiling ventilation
- Custom solid surface tiled floors throughout
- Separate Mens and Womens Restroom
- Small Administrative/Management Office at Rear
- 2 Rows of Retail condos at front of Park include Dentist, Real Estate Broker, Quiznos, Childrens Hair cutterly, Casual Jewelry Store etc.
- Excellent traffic count for drive-by exposure
- Sited at front of 60 unit Northfall Office Park for additional customer exposure.
- Ideal for Small Restaurant, Catering Business, Coffee Shop/Independent Bookstore, Yogurt/Ice-cream Store, Breakfast & Lunch Business.
- 40 Deeded parking spaces in rear and front of building
- Superb Alpharetta Location!!



■ SEIZE THE OPPORTUNITY!

- Act Now to secure this space
- Ideal Space for stable business
- FLEXIBLE LEASE TERMS!

CALL 678-520-3913 FOR MORE INFO
or to arrange a property visit

LoopNet 16700704

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REALTY
NORTH ATLANTA



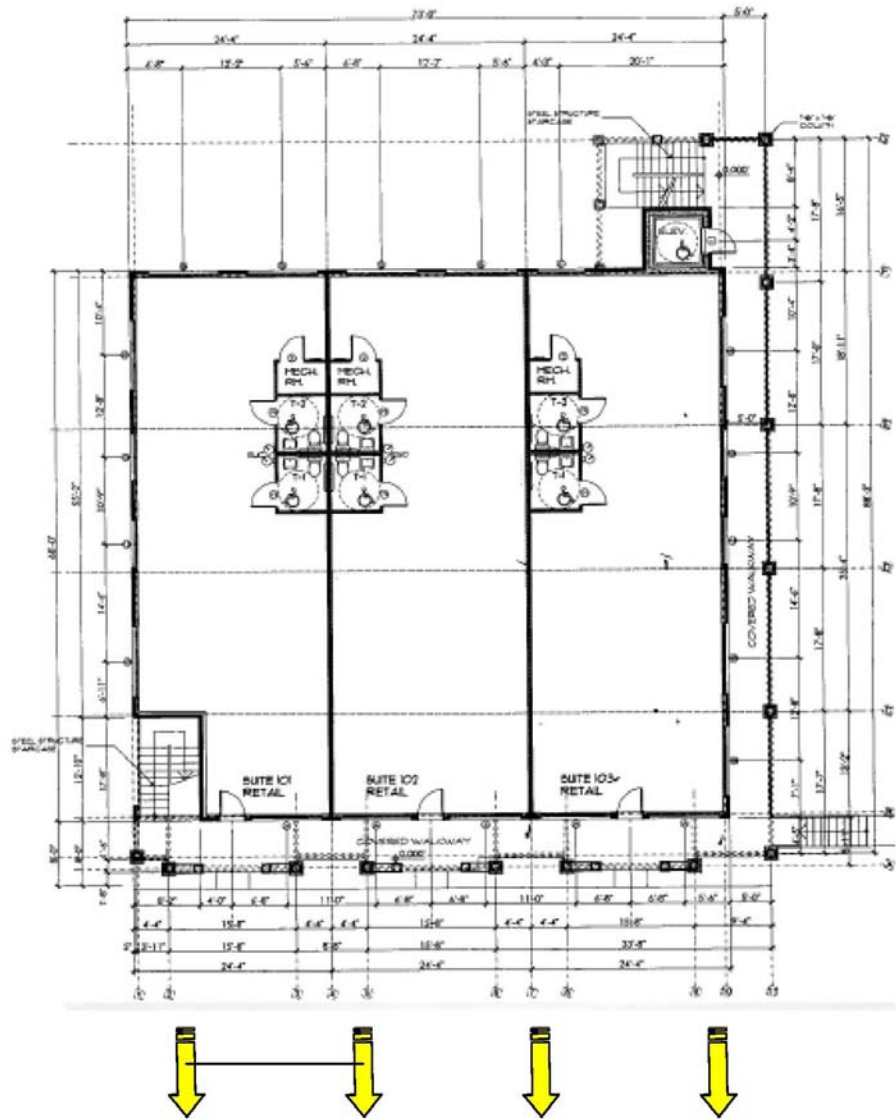
Commercial and Residential Services

FLOOR PLAN

This approx. 1655sf Retail Suite 103 (Far Right unit) is available for lease. This suite also features a small admin office in the rear left side, along with kitchen preparation area in front of the first restroom. Solid Surface tiled floors throughout.

NORTHFALL III RETAIL/OFFICE CENTER

FIRST FLOOR



Store-Fronts facing Hwy 9 / Alpharetta Hwy / S. Main St.

NORTHFALL III

ALPHARETTA, GEORGIA

Offered by **KW COMMERCIAL**—5780 Windward Parkway, Ste 100, Alpharetta, GA 30005
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