

531-535 South Main Street, Alpharetta, GA 30009



SALE PRICE: \$2,600,000

PRICE PER ACRE: \$1,130,435

LOT SIZE: 2.3 Acres

PROPERTY OVERVIEW

This property is located directly off of South Main Street and backs up to Wills Park Equestrian Center. It is located in the City of Alpharetta and is approximately one mile from Downtown Alpharetta and two miles from Avalon. The property is unique and features a beautiful historical home. Rare Opportunity in quickly developing area. Current zoning C2; neighborhood commercial or mixed use development. Lots of potential!

PROPERTY FEATURES

- Minutes to downtown Alpharetta, Avalon, retail, hospital, commercial, & offices. Backs up to Wills Park.
- Beautiful historical home would be fantastic for restaurant or entertainment/wedding/ music venue space with plenty more room to build.
- Highly visible location.

KW COMMERCIAL
695 Mansell Road,
Ste. 120
Roswell, GA 30076

BEN CAVALIER
Associate Broker
O: 678.287.4800
C: 404.281.6127
ben@bencavalier.com
GA #12225

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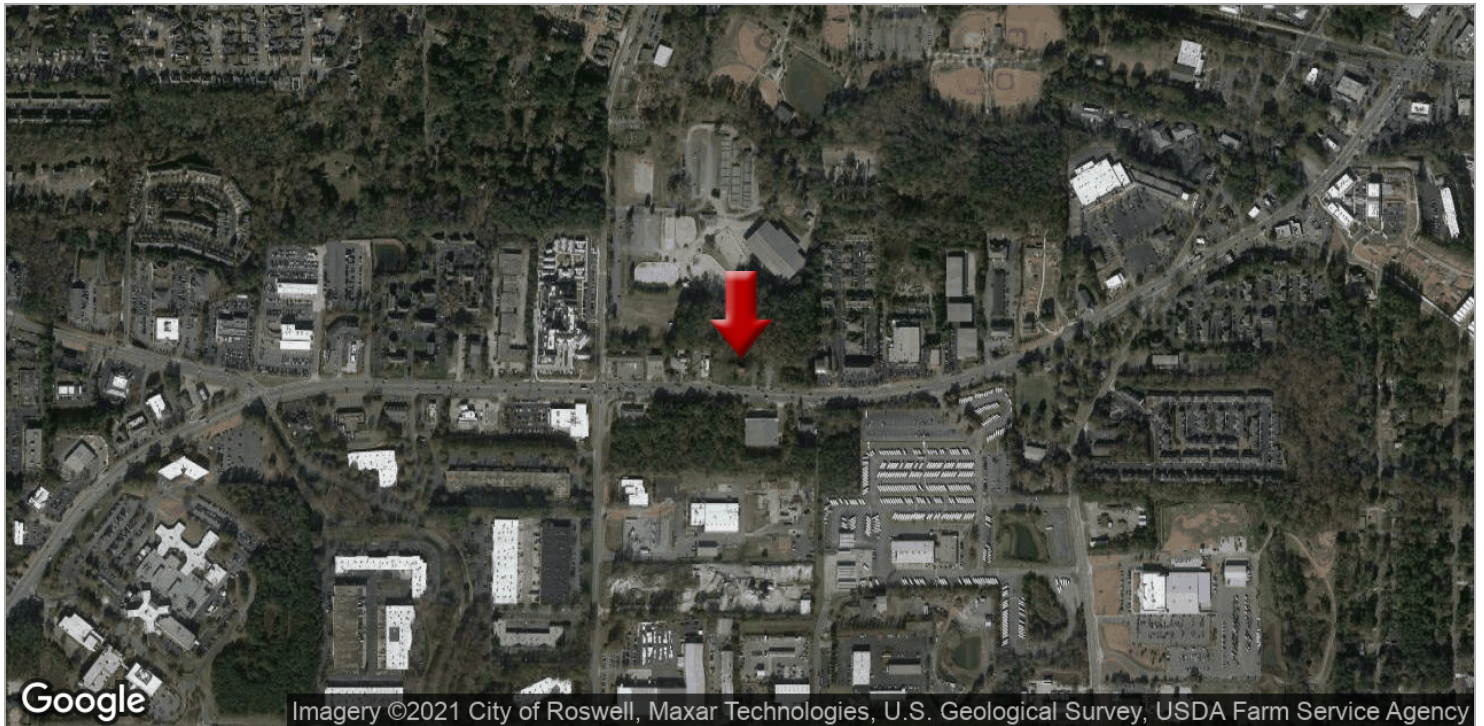
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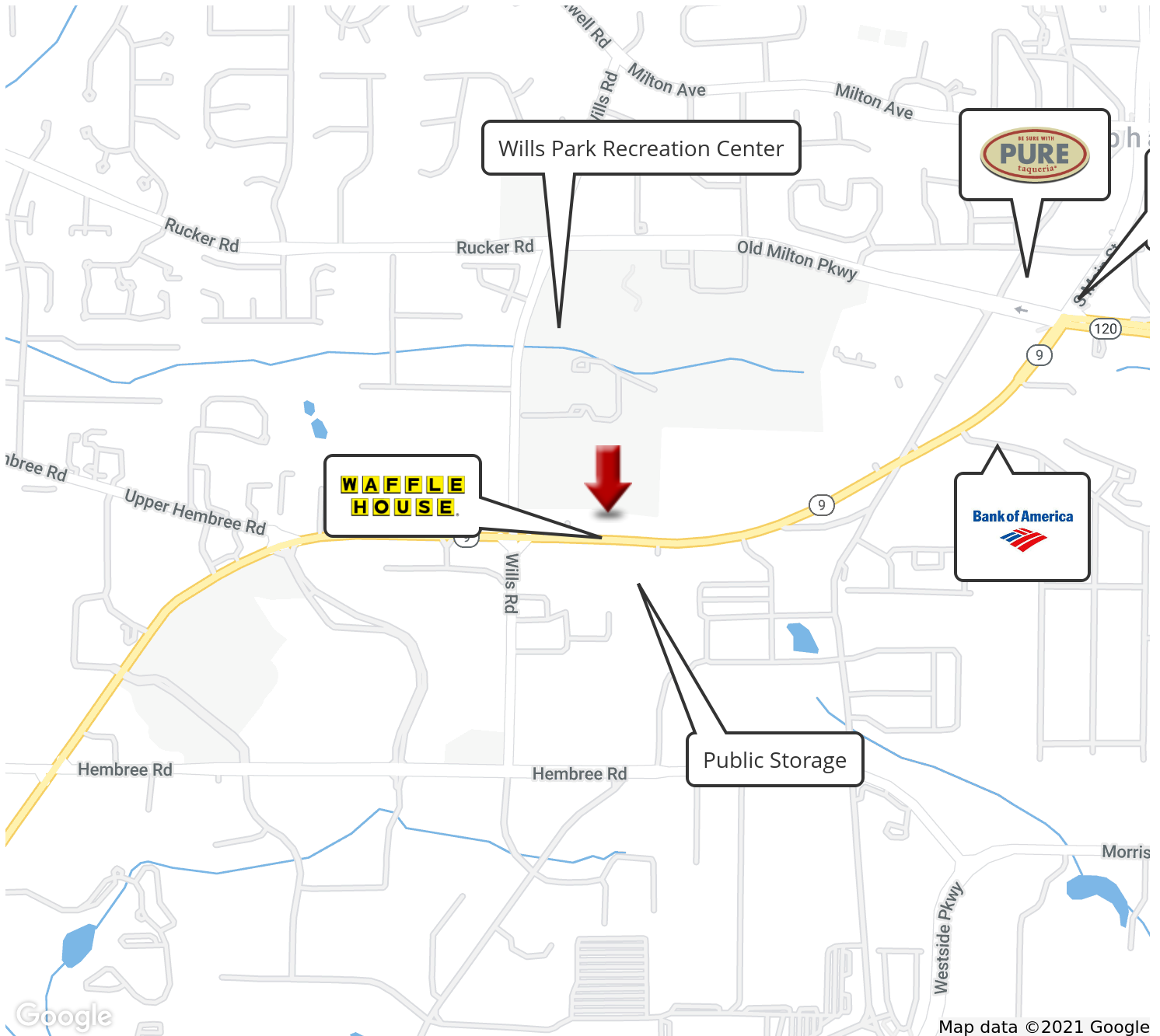
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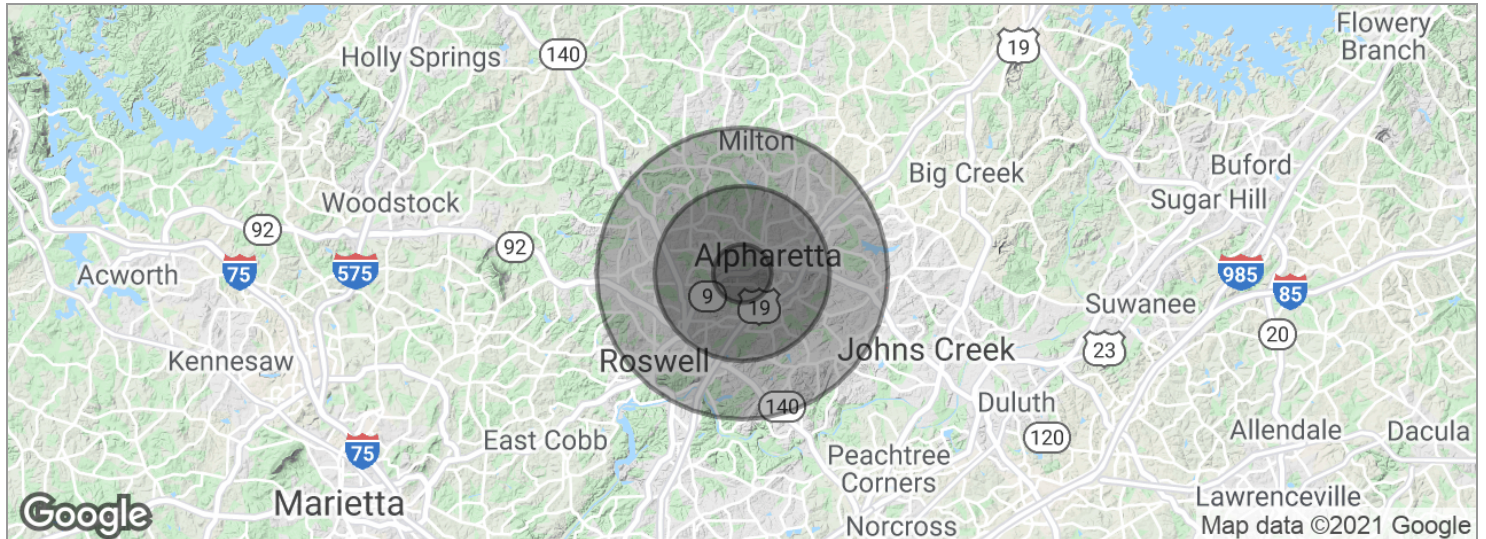
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 4,915 | 55,803 | 152,408 |
| Median age | 34.9 | 34.3 | 36.0 |
| Median age (male) | 33.4 | 33.2 | 34.9 |
| Median age (Female) | 35.6 | 34.8 | 36.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,932 | 21,456 | 58,625 |
| # of persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH income | \$81,186 | \$92,427 | \$103,358 |
| Average house value | \$250,154 | \$308,320 | \$353,253 |

* Demographic data derived from 2010 US Census

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