

HENDERSON COMMONS

RETAIL SPACE

FOR LEASE

ALPHARETTA, GA



- Beautiful new retail center just south of Windward Parkway on Highway 9
- Over 24,000 Vehicles per day!
- 9/10 acre pad For Sale at \$950,000 or BTS
- Small pad will BTS up to 3500sf building with possible drive-thru
- Excellent Visibility
- Three access points, one at a signal
- Plenty of parking
- \$22/sf plus \$3.75 CAM
- Turn Key Build-Out available
- Many Tenant Incentives
- www.hendersoncommons.com



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www.alphaacre.com

S.T. FRENCH, INC
COMMERCIAL
REAL ESTATE

P.O. Box 98
Alpharetta, GA 30009



Date: 07/24/08**Current Geography Selection:** (3 Selected) 3,5,10 mile radii: 735 STATE HWY 9, ALPHARETTA, GA 30004**Current Index Base:** Entire US**Lat:** 34.091991 **Long:** -84.285394**City:** Alpharetta **Pop:** 45,522**County:** Fulton County **Pop:** 959,535**Zip:** 30004 **Pop:** 56,805

2000 US Census Overview Comparison Report

	3 Miles:	5 Miles:	10 Miles:
Basic Variables			
Population	31,014	99,454	381,310
Female Population	15,637	49,545	191,855
Female Percentage	50.4%	49.8%	50.3%
Male Population	15,377	49,910	189,455
Male Percentage	49.6%	50.2%	49.7%
Households	12,880	36,918	141,419
Age: Total			
Age 0 to 4	8.5%	8.6%	8.0%
Age 5 to 9	7.7%	8.3%	8.0%
Age 10 to 13	5.5%	6.1%	6.1%
Age 14 to 17	4.3%	5.0%	5.4%
Age 18 to 20	2.6%	2.7%	2.7%
Age 21 to 24	4.2%	4.1%	3.9%
Age 25 to 29	9.3%	8.1%	7.4%
Age 30 to 34	10.9%	9.8%	9.0%
Age 35 to 39	11.6%	11.4%	10.5%
Age 40 to 44	9.6%	10.1%	10.0%
Age 45 to 49	7.4%	7.8%	8.4%
Age 50 to 54	6.0%	6.1%	7.4%
Age 55 to 59	4.0%	4.0%	4.8%
Age 60 to 64	2.5%	2.4%	2.8%
Age 65 to 69	1.8%	1.7%	1.9%
Age 70 to 74	1.7%	1.5%	1.5%
Age 75 to 79	1.2%	1.1%	1.1%
Age 80 to 84	0.7%	0.7%	0.7%
Age 85 Plus	0.5%	0.6%	0.6%
Median Age	33.7	33.7	34.8
Educational Attainment			
No schooling completed	0.3%	0.4%	0.4%

School: PreK to 8	1.5%	2.1%	1.8%
School: 9th to 11th grade, no diploma	4.0%	3.8%	3.5%
School: High school graduate	13.8%	13.3%	13.3%
College: Associate degree	6.3%	6.2%	6.2%
College: Some college, no degree	20.5%	19.6%	19.7%
College: Bachelor's degree	37.7%	38.2%	37.7%
College: Graduate degree	15.9%	16.4%	17.4%

Race & Ethnicity

American Indian and Alaska Native Alone	0.2%	0.2%	0.2%
Asian Alone	4.6%	5.2%	5.4%
Black Alone	6.0%	6.5%	7.1%
Native Hawaiian and Other Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.2%	3.3%	2.4%
Two or More Races	1.4%	1.8%	1.6%
White Alone	85.6%	83.1%	83.3%
Hispanic or Latino	5.0%	7.9%	6.1%
Not Hispanic or Latino	95.0%	92.1%	93.9%

Income by Type: Household Income

Less than \$10,000	3.2%	3.3%	2.9%
\$10,000 to \$14,999	1.5%	1.8%	1.9%
\$15,000 to \$19,999	2.2%	2.0%	2.0%
\$20,000 to \$24,999	2.8%	2.7%	2.6%
\$25,000 to \$29,999	3.8%	3.3%	3.5%
\$30,000 to \$34,999	4.8%	3.7%	3.7%
\$35,000 to \$39,999	4.4%	4.0%	4.0%
\$40,000 to \$44,999	5.7%	4.4%	4.0%
\$45,000 to \$49,999	4.2%	3.9%	3.7%
\$50,000 to \$59,999	8.4%	7.8%	7.9%
\$60,000 to \$74,999	11.8%	11.0%	10.9%
\$75,000 to \$99,999	16.3%	16.2%	15.1%
\$100,000 to \$124,999	10.3%	12.3%	12.2%
\$125,000 to \$149,999	7.1%	7.2%	7.5%
\$150,000 to \$199,999	6.9%	8.3%	8.5%
\$200,000 or more	6.6%	8.4%	9.7%
Median Household Income	\$71,273	\$78,134	\$79,335
Per Capita Income	\$38,205	\$37,002	\$38,146
Average Household Income	\$91,994	\$99,681	\$102,854

Size of Household

1 Person Households	26.9%	22.4%	20.5%
2 Person Households	33.2%	31.7%	33.0%
3 Person Households	16.5%	17.3%	17.9%
4 Person Households	15.3%	18.2%	18.6%
5 Person Households	5.8%	7.3%	7.1%
6 Person Households	1.8%	2.2%	2.0%

7 + Person Households	0.5%	1.0%	0.8%
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Housing Value & Rental Costs

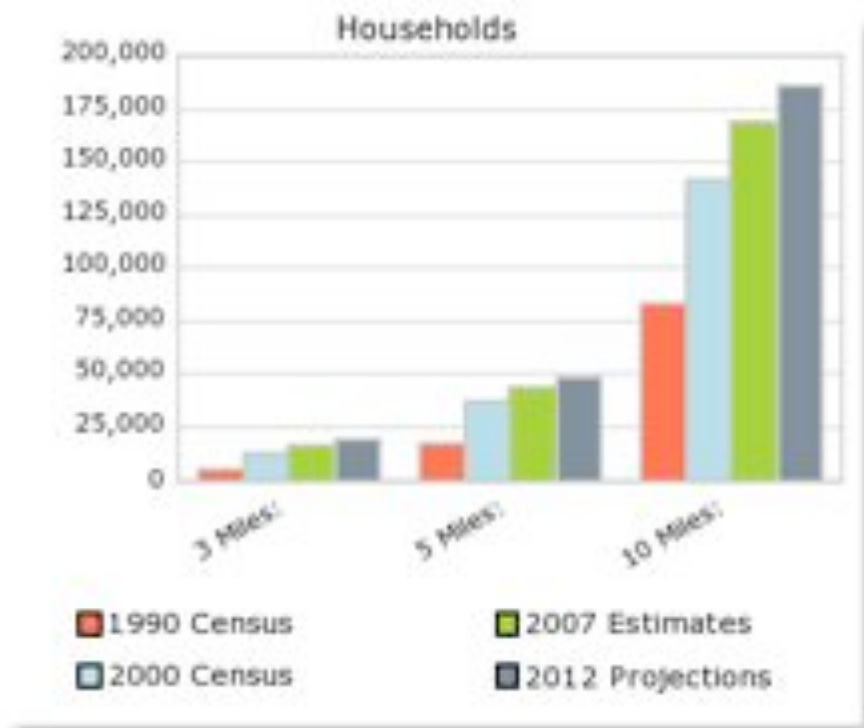
Median Owner-Occupied Housing Value	\$193,923	\$207,792	\$222,527
Average Monthly Contract Rent	\$859	\$839	\$822

Housing Units - Year Moved In

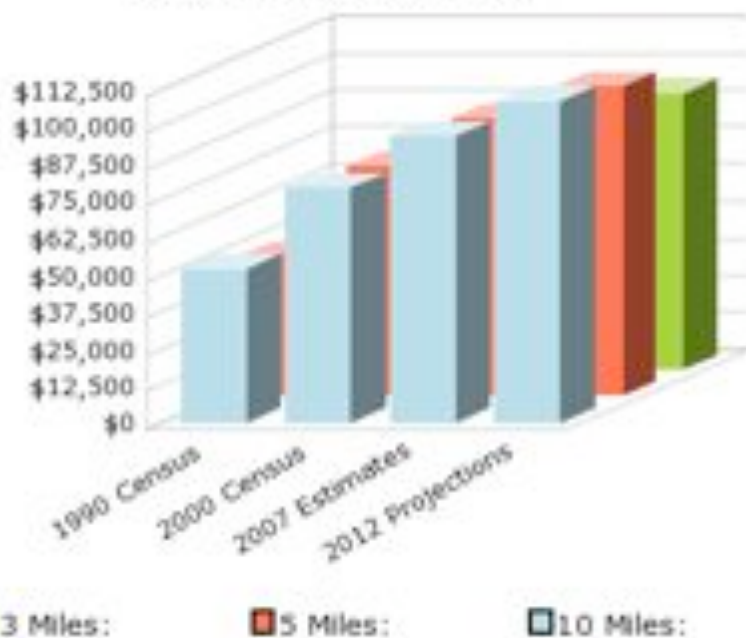
1969 or earlier	1.7%	1.2%	1.4%
1970 to 1979	2.2%	2.4%	3.7%
1980 to 1989	7.0%	9.4%	13.4%
1990 to 1994	13.1%	16.2%	16.7%
1995 to 1998	40.8%	39.8%	38.3%
1999 to 2000	35.4%	30.9%	26.6%

Housing Stability (5 Year)	22.4%	26.6%	32.4%
Housing Turnover (1 Year)	35.1%	31.1%	26.7%

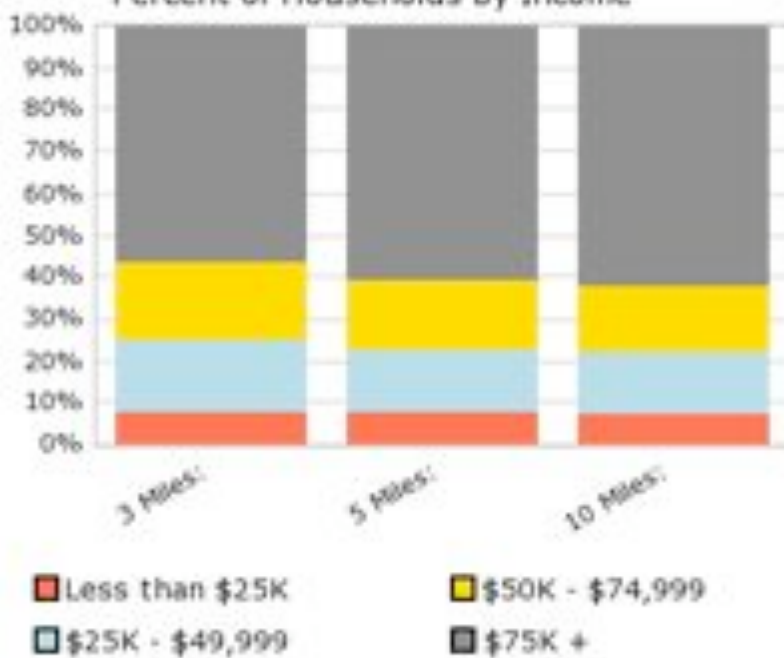
Demographic Snapshot Comparison Report with Charts



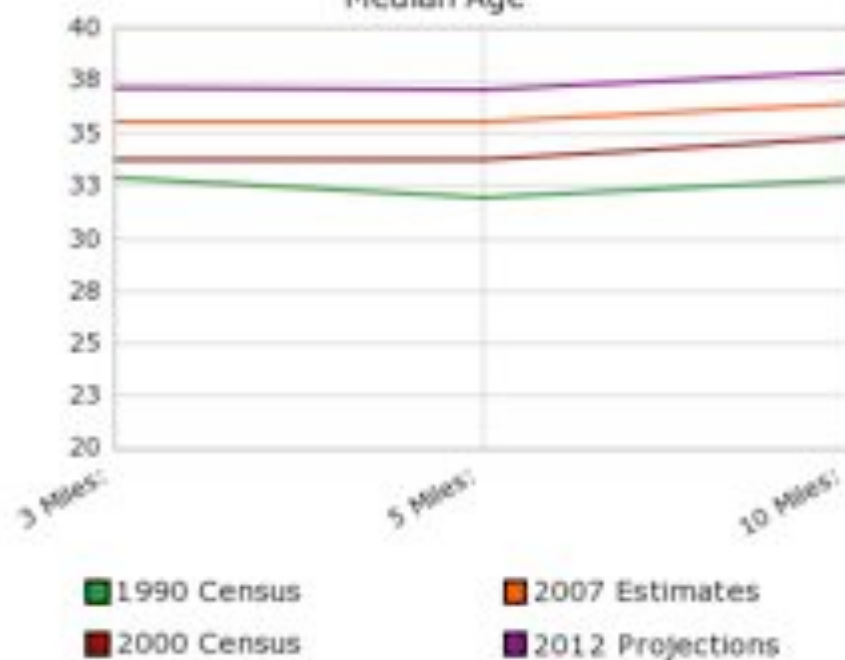
Median Household Income



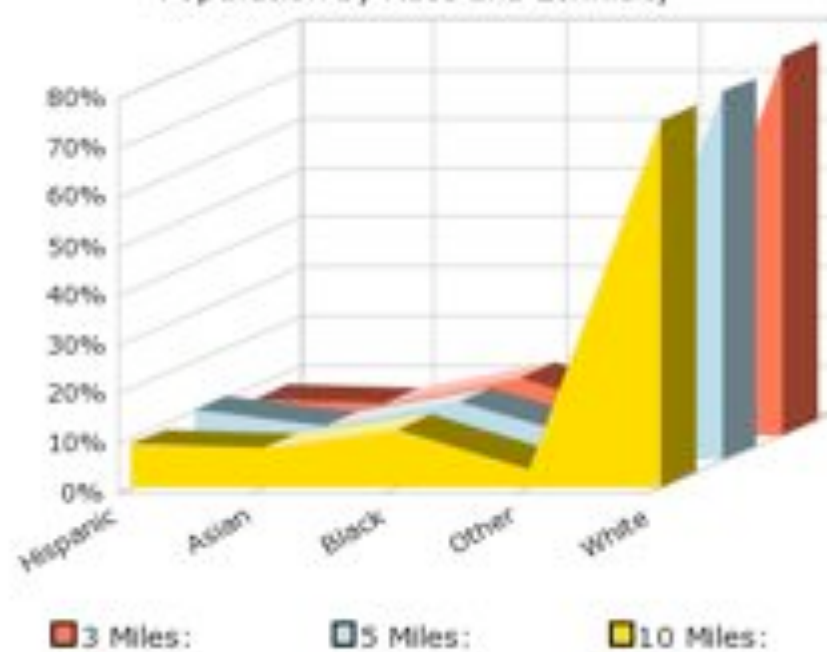
Percent of Households by Income

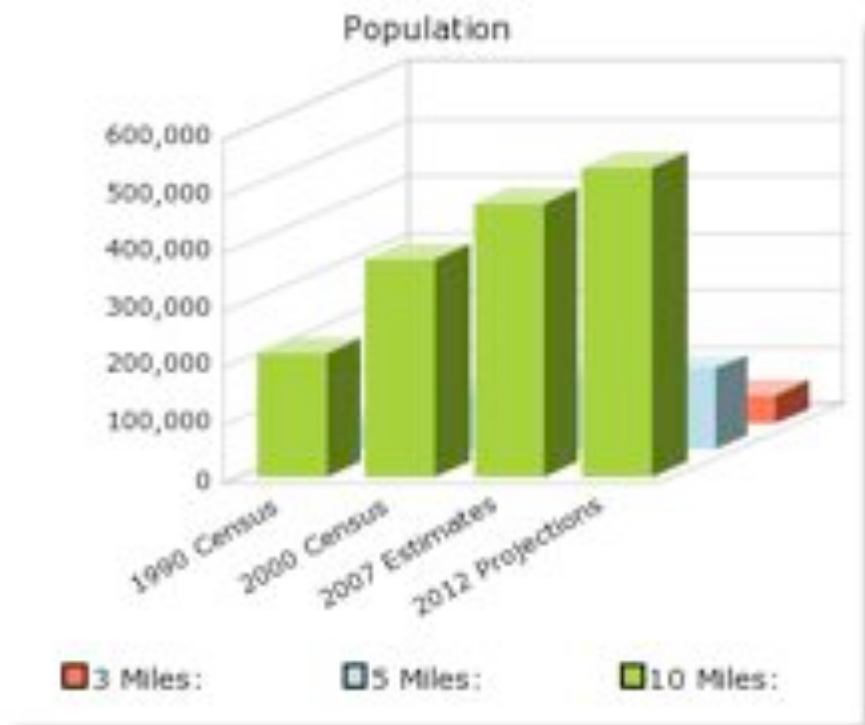


Median Age



Population by Race and Ethnicity





Demographic Snapshot Comparison Report

	3 Miles:	5 Miles:	10 Miles:
Population:			
Total Population	42,591	124,374	477,616
Male Population	49.9%	50.5%	50.1%
Female Population	50.1%	49.5%	49.9%
Median Age	35.5	35.5	36.4
Population Density (per sq. mi.)	1,506.3	1,583.6	1,520.3
Employees	46,062	104,579	244,005
Establishments	3,531	7,794	21,386
Income:			
Median HH Income	\$84,416	\$94,192	\$96,748
Per Capita Income	\$33,740	\$36,403	\$40,221
Average HH Income	\$90,092	\$103,922	\$114,035
Households:			
Total Households	16,518	43,391	167,880
Average Household Size	2.57	2.86	2.84
Household Growth 1990 - 2000	154.4%	111.5%	71.6%
Housing:			
Owner Occupied Housing Units	59.0%	63.5%	65.8%
Renter Occupied Housing Units	26.7%	23.4%	23.0%
Vacant Housing Units	14.3%	13.2%	11.2%

Race:

White	76.8%	74.7%	74.4%
Black	11.7%	11.7%	11.9%
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	6.3%	7.0%	7.7%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%
Other	3.1%	4.0%	3.3%
Multirace	1.9%	2.3%	2.5%

Ethnicity:

Hispanic	7.0%	10.2%	8.6%
Non-Hispanic	93.0%	89.8%	91.4%

Current year data is for the year **2007**, 5 year projected data is for the year **2012**. [More About Our Data.](#)

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