

# Mansell Square

*Located on major commercial corridor*  
**Tremendous population growth and density**



**875 Mansell Road, Roswell, GA 30076**

- Built in 1988, 22,458 SF retail shopping center located in Alpharetta, GA
- Sitting on 2.4 acres this center is Anchored by Porter Paints and Jimmy John's Gourmet Sandwiches
- Located on the south side of Mansell Road just east of Alpharetta Highway 1.5 miles west of GA Highway 400.
- Center features high traffic counts and strong demographics, along with historically high occupancy rates and a signalized intersection with convenient access



**FOR LEASE**

### Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	7,651	69,218	175,871
Population Growth 2010-2015	5.27%	7.22%	6.54%
Projected Growth 2015-2020	4.96%	6.30%	5.84%
Total Households	1,733	17,378	46,539
Average Household Income	\$76,197	\$91,573	\$112,374

### Traffic Count

**33,000** Mansell Road

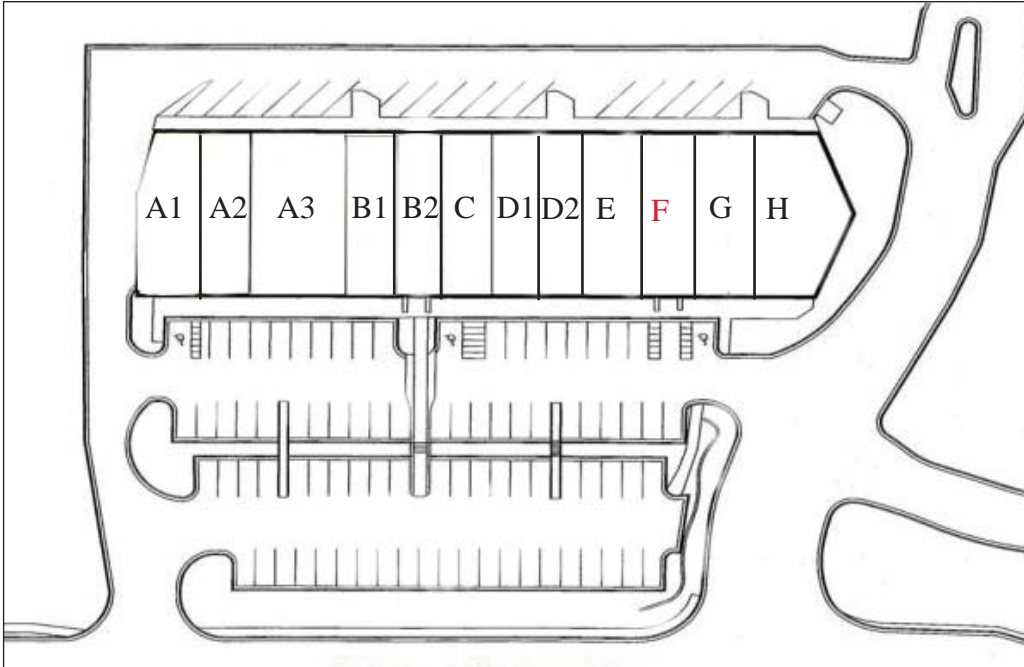
**FOR MORE INFORMATION, CONTACT:**

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# LEASE AT Mansell Square

875 Mansell Square  
Roswell, GA 30076



- Suite A1 Jimmy Johns
- Suite A2 Cam Cutz
- Suite A3 Porter Paints
- Suite B1 Red Wing Shoes
- Suite B2 Audiological Consultants
- Suite C Avis
- Suite D1 Natural Guard
- Suite D2 Armed Forces Center
- Suite E Dan's Fan City
- Suite F VACANT 1,500 SF**
- Suite G Republic Finance
- Suite H T-mobile

22,458 SL



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