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SHOPS AT MANSELL

1035-1055 Mansell Rd, Roswell, GA 30076

SPACE AVAILABLE | 800 SF

PROPERTY HIGHLIGHTS

- Located in the Mansell Oaks Office Park, which contributes to a robust daytime population
- Positioned near the GM Innovation Center with 1,495 employees
- Strong mix of restaurants and convenient services
- Mansell Road carries between 34,000 and 44,000 vehicles per day
- Three access points from Mansell Road, including one fully signalized intersection
- Strong residential and commercial demographics, including over 70,000 residents within 3 miles, and daytime population in that same area reaching 101,000

AREA DEMOGRAPHICS (2023):

| | 1-MILE | 3-MILE | 5-MILE |
|----------------------|-----------|-----------|-----------|
| POPULATION | 8,682 | 71,028 | 183,325 |
| HOUSEHOLDS | 3,039 | 28,788 | 72,949 |
| AVG HH INCOME | \$137,571 | \$156,508 | \$186,819 |

COURTNEY BRUMBELOW

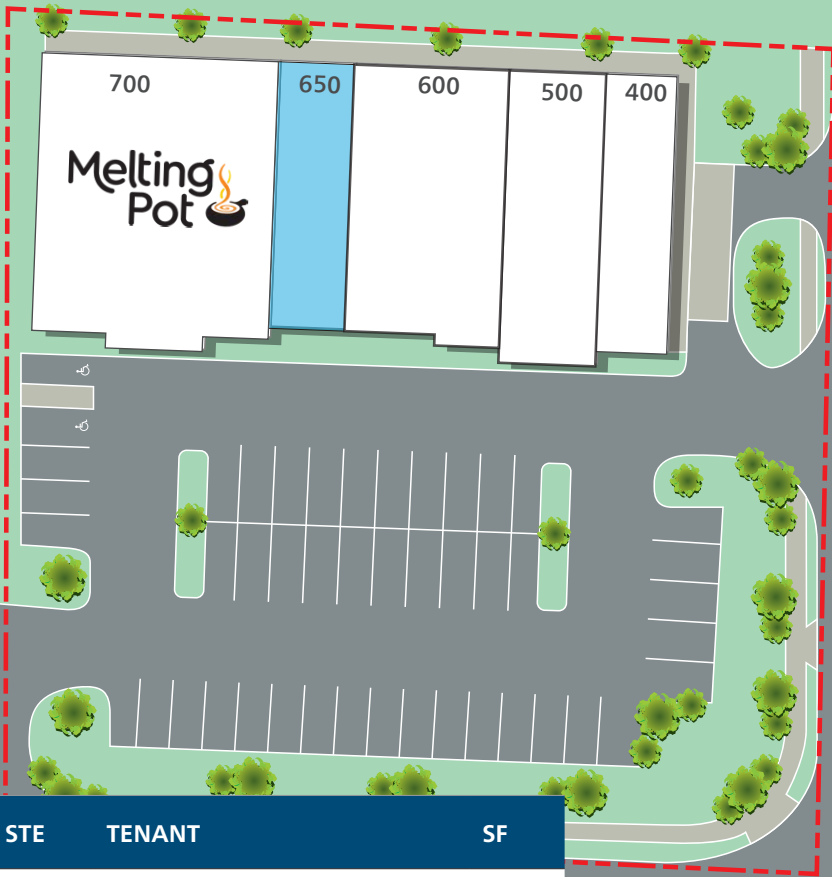
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Ackerman Retail
A DIVISION OF ACKERMAN & CO

SHOPS AT MANSELL

1035-1055 Mansell Rd, Roswell, GA 30076



WARSAW RD

MANSELL RD



| STE | TENANT | SF |
|-----|-------------------------|-------|
| 100 | AAA CAR CARE PLUS | 9,032 |
| 300 | KLEEN SWEET DRY CLEANER | 1,550 |
| 400 | HERO-LAND | 1,328 |
| 500 | PERSIAN KABOB LAND | 1,300 |
| 600 | LANZHOU RAMEN N SUSHI | 2,600 |
| 650 | AVAILABLE | 800 |
| 700 | THE MELTING POT | 4,400 |

Ackerman Retail

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