

MANSELL SHOPS

10779 Alpharetta Hwy (Hwy 9), Roswell, GA 30076

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Thriving retail market in Fulton County



PROPERTY HIGHLIGHTS

- Available 4/1/2020: 2,013 SF
- Available 11/1/2020: 1,254 SF
- Full access on Alpharetta Hwy & traffic light at Mansell Rd & Alpharetta Hwy
- Anchored by Goodwill & Aaron's Rents
- Strong residential & daytime demographics
- GA DOT Traffic Counts: Alpharetta Hwy-32,560 AADT; Mansell Rd-30,510 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,408	71,964	185,881
Daytime Population	19,618	112,490	232,350
Average Household Income (\$)	94,945	102,149	124,445

EXCLUSIVE AGENT(S)

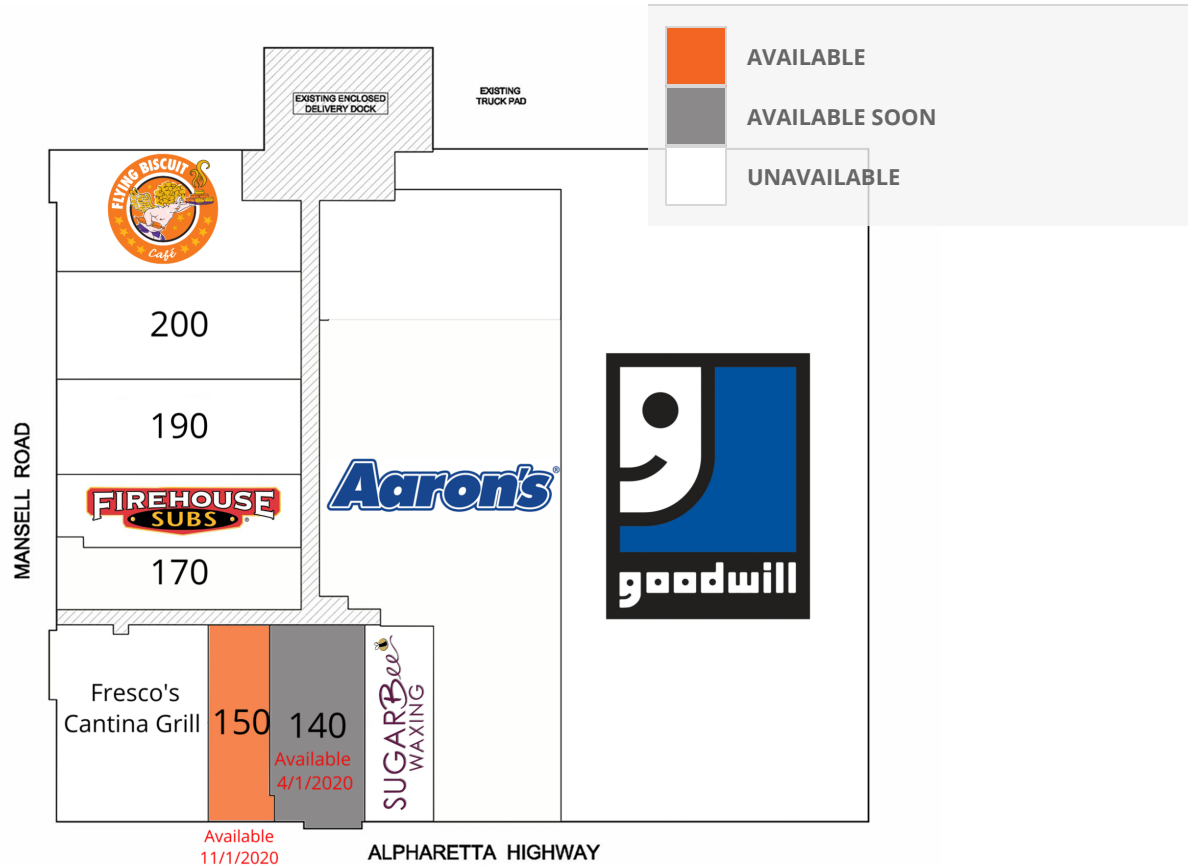
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
100	Goodwill	24,022 SF	170	J Buffalo Wings	1,608 SF
120	Aaron's	9,039 SF	180	Firehouse Subs	1,875 SF
130	Sugar Bee Waxing	1,433 SF	190	Glamour Nails	2,533 SF
140	Coming Available	2,013 SF	200	At Lease	2,777 SF
150	Available	1,254 SF	210	The Flying Biscuit	2,870 SF
160	Fresco's Cantina Grill	3,210 SF			

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