

Mansell Crossing

Atlanta-Sandy Springs-Alpharetta, GA

34.0433, -84.3015

7660 North Point Parkway | Alpharetta, GA 30022



Center Size: 332,364 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|-----------|-----------|
| | 5,097 | 79,328 | 199,215 |
| | 2,234 | 30,825 | 78,194 |
| | \$91,214 | \$108,324 | \$122,476 |

Prime retail location in North Fulton County's major retail node; immediately adjacent to the 1MM SF North Point Mall

Strong lineup of top national retailers including Macy's Furniture Gallery, REI, DSW, Michaels, HomeGoods, T.J. Maxx, Barnes & Noble & Ross Dress for Less, drawing an estimated 8,500 visits/day and 3.1M+ visits/year

Commercial space surrounded by 14MM SF of corporate office space within minutes of the center, plus 263,000+ daytime employees within a 5-mile radius

Surrounded by a dense population of 79,000+ with an average household income of \$108,000+ within a 3-mile radius

Close proximity to GA 400 and its 130,000 vehicles per day

Located in the middle of a strong office market with over 19m square feet of Class A office

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Available Space

| | |
|-------|----------|
| PAD | 8,320 SF |
| 500 | 4,306 SF |
| 520 | 9,000 SF |
| 1305 | 2,219 SF |
| 1320 | 1,454 SF |
| 1400 | 1,677 SF |
| 1420B | 1,360 SF |
| 1440 | 1,640 SF |
| 1610 | 3,842 SF |

Pad Opportunities

| | |
|-------|--------------|
| PAD A | 4,000 SF/0.1 |
| PAD B | 8,260 SF/0.2 |
| PAD C | 6,300 SF/0.2 |
| PAD D | 6,300 SF/0.2 |

Current Retailers

| | | | | | |
|-------|----------------------------|-----------|----------|------------------------------|-----------|
| NAP | Burlington Stores | 45,183 SF | | Contacts & Eyeglasses | |
| NAP01 | NAP | 0 SF | | T.J. Maxx | 29,915 SF |
| NAP02 | Michaels | 30,000 SF | 700 | Five Below | 9,004 SF |
| NAP03 | Mattress Firm | 0 SF | 800/8100 | The Nail Lounge | 4,492 SF |
| NAP04 | Ross Dress For Less | 0 SF | 825 | Comcast Xfinity | 4,559 SF |
| NAP05 | BuybuyBABY | 0 SF | 900 | REI | 24,382 SF |
| NAP06 | Wells Fargo | 0 SF | 1000 | American Signature Furniture | 41,750 SF |
| NAP07 | Party City | 0 SF | 1200 | In & Out Smart Repair | 1,464 SF |
| NAP08 | Burger King | 0 SF | | Weight Watchers | 2,560 SF |
| NAP09 | AT&T | 0 SF | 1310 | T-Mobile | 2,400 SF |
| NAP10 | Chili's Grill & Bar | 0 SF | | DSW | 17,938 SF |
| NAP11 | Multi-Tenant Building | 0 SF | 1415 | Hallmark | 7,050 SF |
| NAP12 | Honey Baked Ham | 0 SF | 1430 | Express Burger And Grill | 3,334 SF |
| NAP13 | Hudson Grill | 0 SF | 1500 | Miracle-Ear | 852 SF |
| NAP15 | HomeGoods | 30,000 SF | 1700 | Macy's Furniture Gallery | 65,179 SF |
| NAP16 | Studio Movie Grill | 51,615 SF | | | |
| NAP17 | P.F. Chang | 0 SF | 1710 | | |
| 200 | Barnes & Noble Booksellers | 27,600 SF | 1900 | | |
| 600 | America's Best | 4,452 SF | | | |

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