



MANSELL CROSSING

N Point Pkwy at Mansell Rd, Alpharetta, GA

This regional power center is in close proximity to one of Atlanta's most recognized regional malls, North Point Mall. This is one of the most active retail corridors in the affluent and growing North Fulton submarket of Atlanta. Buy Buy Baby, Ross Dress for Less, Party City, and Mattress Firm anchor this center.

**WEINGARTEN
REALTY**

PROPERTY SIZE 102,930 SQ. FT.

LAT/LONG 34.04433 N, -84.30177 W

TRAFFIC COUNTS US 19 & MANSELL RD - 158,880

CONTACT

Shannon Mullinax

Leasing Agent
p 770.618.1082
smullinax@weingarten.com

Lori Walker

Property Manager
p 770.618.1086
lwalker@weingarten.com



TENANTS LIST

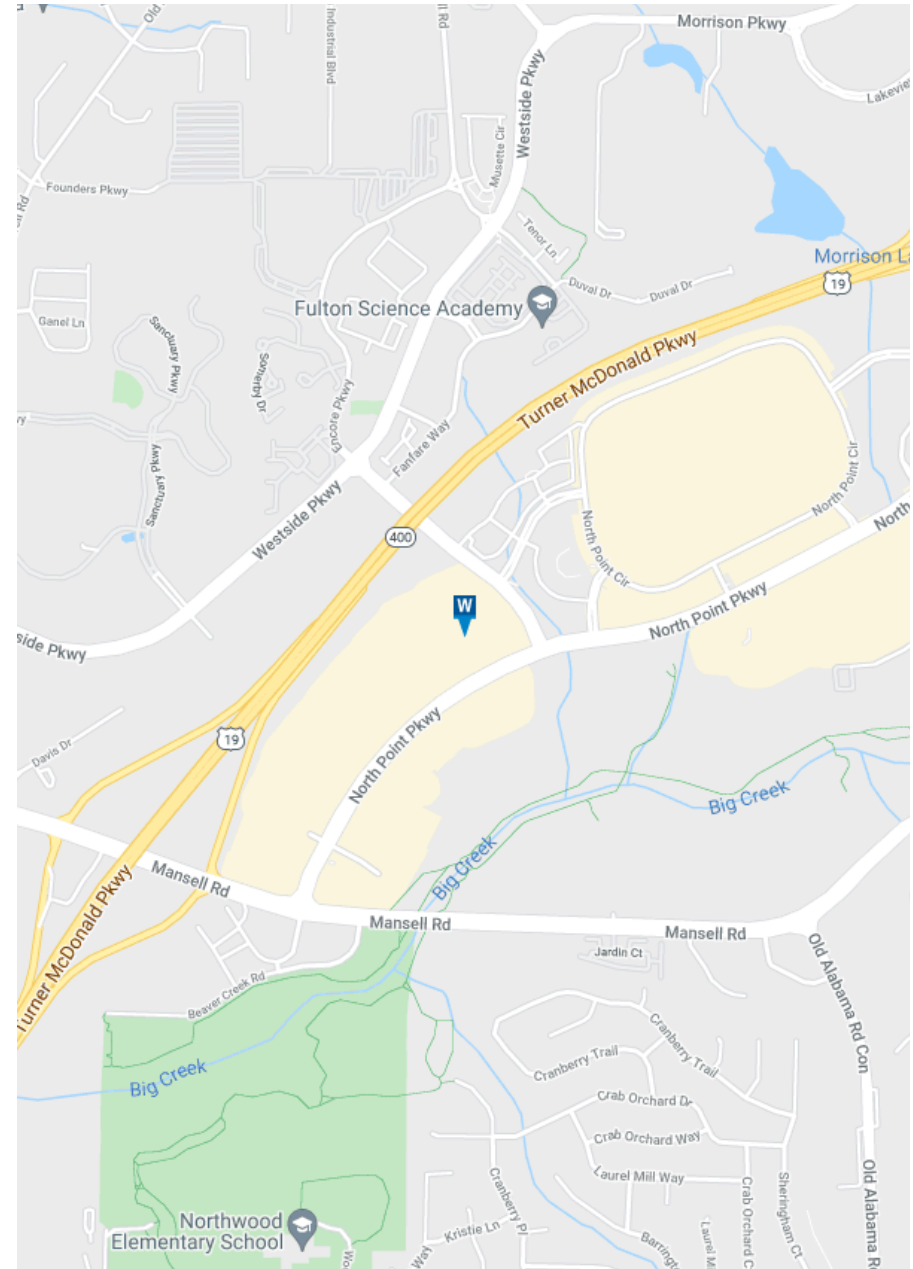
A0A	Ross Dress for Less	32,144 SF
A0H	buybuy Baby	40,787 SF
A0N	Mattress Firm	9,000 SF
B0A	Party City	21,000 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Shannon Mullinax
www.weingarten.com

smullinax@weingarten.com
770.618.1082

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	5,031	31,990	79,726	200,704
Average Household Income	\$95,881	\$105,188	\$115,431	\$126,571
Population Trends				
2000 Population	3,177	23,815	60,986	151,344
2010 Population	4,140	28,209	70,737	178,518
2020 Population	5,031	31,990	79,726	200,704
2025 Population	5,532	34,212	85,081	213,737
Absolute Growth 2010 to 2020'	21.53%	13.4%	12.71%	12.43%
Projected Growth 2020 to 2025'	9.96%	6.95%	6.72%	6.49%
Race & Ethnicity				
% White	54.86%	46.06%	54.71%	60.6%
% Black	16.85%	15.66%	13.95%	13.68%
% Asian	7.21%	7.48%	8.67%	10.01%
% Other	2.53%	2.95%	2.83%	2.85%
% Hispanic	18.54%	27.84%	19.84%	12.87%
Income & Education				
Median Household Income	75,883	72,323	82,878	91,143
Average Household Income	\$95,881	\$105,188	\$115,431	\$126,571
% College Graduates	55.19%	52.84%	61.13%	66.09%
Age				
Median Age	38.3	36.7	38.1	39.7
% Age < 18	27.83%	27.77%	25.55%	23.91%
% Age 65 +	12.2%	9.82%	11.44%	13.23%
Households & Housing				
Households	2,209	12,474	30,992	78,720
Average Household Size	2.27	2.56	2.57	2.54
Median Housing Value	\$341,621	\$385,042	\$444,358	\$485,253
% Owner Occupied Housing	45.05%	43.41%	51.71%	58.12%
% Renter Occupied Housing	46.67%	48.91%	41.75%	35.64%
% Vacant Housing	8.28%	7.68%	6.54%	6.24%
Workplace & Workers				
Number of Businesses	709	2,708	4,989	9,483
% White Collar	70.39%	66.38%	73.46%	78.39%
% Blue Collar	29.61%	33.62%	26.54%	21.61%



Shannon Mullinax
www.weingarten.com

smullinax@weingarten.com
770.618.1082