

# SHOPS OF MANSELL

976 Mansell Road, Roswell, GA 30076

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Located on Mansell Rd between GA-400 & Alpharetta Hwy



## PROPERTY HIGHLIGHTS

- Available: 2,100 SF (can be combined)
- Available: 3,360 SF endcap with drive thru (can be combined)
- Shadow anchored by Walmart Supercenter
- Co-Tenancy: Moe's Southwest Grill & Philly Connection
- Traffic light access
- GA DOT Traffic Counts: Mansell Rd - 30,700 AADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,629	75,026	185,008
Daytime Population	15,324	96,179	218,007
Average HH Income	\$91,037	\$119,220	\$140,761

## EXCLUSIVE AGENT(S)

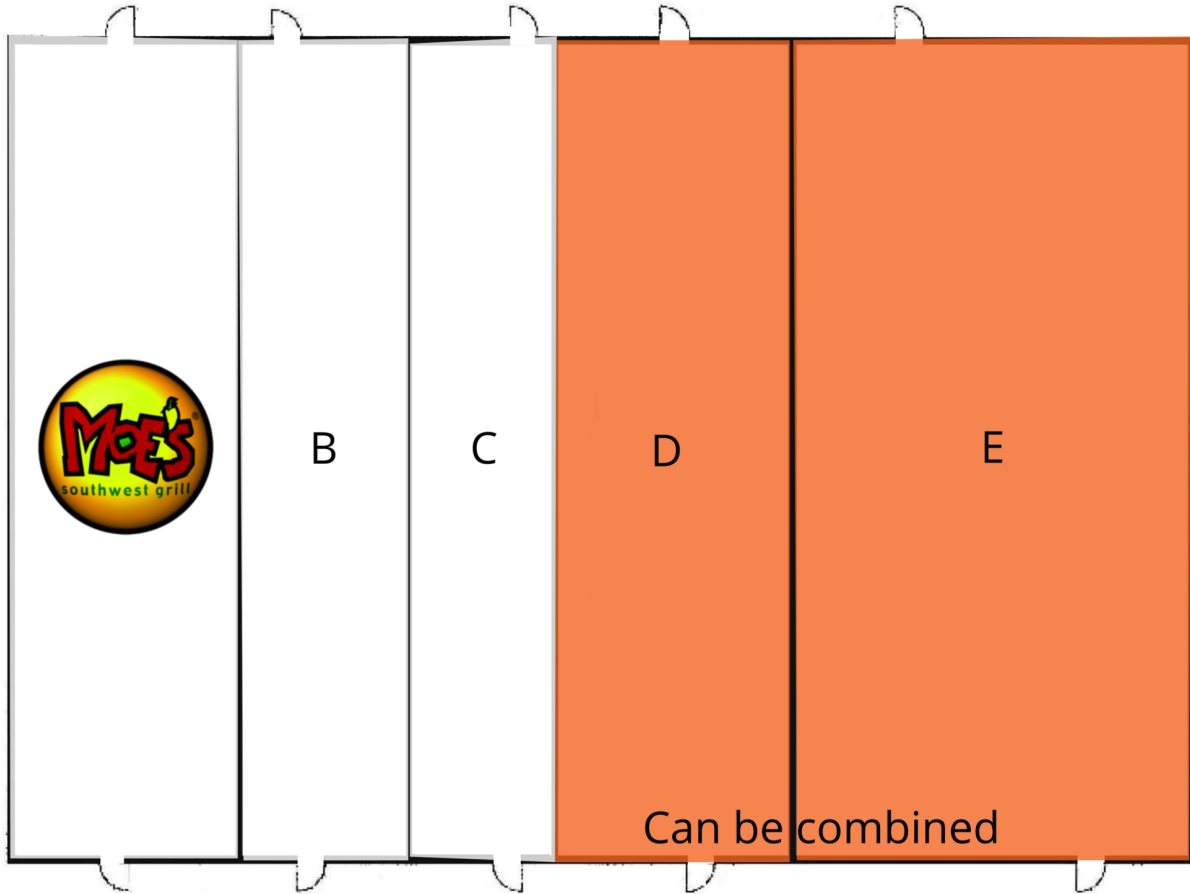
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## SITE PLAN



UNAVAILABLE



AVAILABLE



SUITE	TENANT NAME	SPACE SIZE
A	Moe's Southwest Grill	1,932 SF
B	TW Nails	1,428 SF
C	Philly Connection	1,260 SF
D	Available	2,100 SF
E	Available	3,360 SF

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