

# Mansell Square

*Located in Major Commercial Corridor*

**Tremendous Population Growth and Density**



**875 Mansell Road, Roswell, GA 30076**

**FOR LEASE**

- One (1) 1,573 SF and one (1) 1,500 SF vacancy (can combine for 3,073 SF)
- 22,659 SF retail shopping center located in sought-after Roswell, GA
- Anchored by Red Wing Shoes and Jimmy John's
- Affluent area with an average household income of over \$120,000 in a 3-mile radius
- Heavy traffic counts on Mansell Road (over 52,000 vehicles per day)



### Demographics

|                            | 3-Mile Radius | 5-Mile Radius | 10-Mile Radius |
|----------------------------|---------------|---------------|----------------|
| Total Population 2022      | 75,903        | 186,560       | 711,601        |
| Annual Growth 2010-2022    | 1.2%          | 1.1%          | 1.3%           |
| Projected Growth 2022-2027 | 1.5%          | 1.4%          | 1.4%           |
| Total Households           | 30,121        | 73,948        | 275,919        |
| Average Household Income   | \$123,251     | \$140,215     | \$140,689      |

### Traffic Count

**52,505** Mansell Road

### FOR MORE INFORMATION, CONTACT:

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# LEASE AT Mansell Square

875 Mansell Road  
Roswell, GA 30076



| Unit | Tenant                   | Area          |
|------|--------------------------|---------------|
| A1   | Jimmy Johns              | 1,611         |
| A2   | Cam Cutz                 | 1,086         |
| A3   | Appliance 4 Less         | 4,197         |
| B1   | Red Wing Shoes           | 1,500         |
| B2   | Audiological Consultants | 1,667         |
| C    | Avis                     | 1,500         |
| D1   | Department of            | 1,500         |
| D2   | Armed Forces             | 3,000         |
| E    | Plus Cabinet             | 1,500         |
| F    | VACANT                   | 1,573         |
| G    | VACANT                   | 1,500         |
| H    | Fyzical Therapy          | 2,025         |
|      |                          | <b>22,659</b> |



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