

# Mansell Village

## Roswell, Georgia

570 E Crossville Road, Roswell, GA 30075

- 1,200 - 4,500 sf available
- Kroger anchored center with fuel station located in the metro Atlanta suburb Roswell
- Situated at the signalized intersection of Mansell Road and Crossville Road with easy access to the center
- Average household income over \$130,000 within a five mile radius of the shopping center



### KEY TENANTS

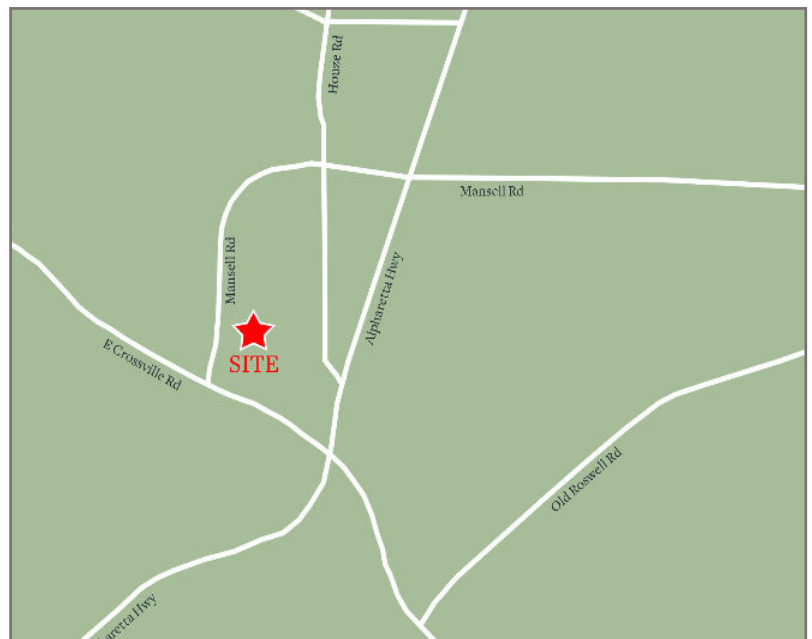
Kroger, Buckley Dental and Masterpiece Lighting.

### TRAFFIC COUNTS

E Crossville Road	51,300	AADT
Alpharetta Highway	30,800	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	8,093	74,500	185,206
Households	3,532	30,402	76,167
Avg HH Income	\$123,467	\$118,372	\$139,574
Daytime Pop	12,260	57,285	111,254



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Tenant	Sf	Ste	Tenant	Sf	Ste
Buckley Dental	1,449	200	Panda Cafe	1,500	350
Urgent Care	4,852	210	<b>Available</b>	<b>4,500</b>	<b>370</b>
Sweet Charlie's Ice Cream	1,200	300	<b>Available</b>	<b>1,200</b>	<b>400</b>
Hair Cuts Etc.	1,500	310	Spice of Thai	2,400	410/420
<b>Available</b>	<b>1,200</b>	<b>320</b>	Masterpiece Lighting	5,100	450
Utopia Nail & Tan	1,200	330	Kroger	62,387	570
Elevate Chiropractic	1,200	340			

