

# Mansell Village

## Roswell, Georgia

570 E Crossville Road, Roswell, GA 30075

- 1,200 - 5,100 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 \$140,000 within a five mile radius of the shopping center



### KEY TENANTS

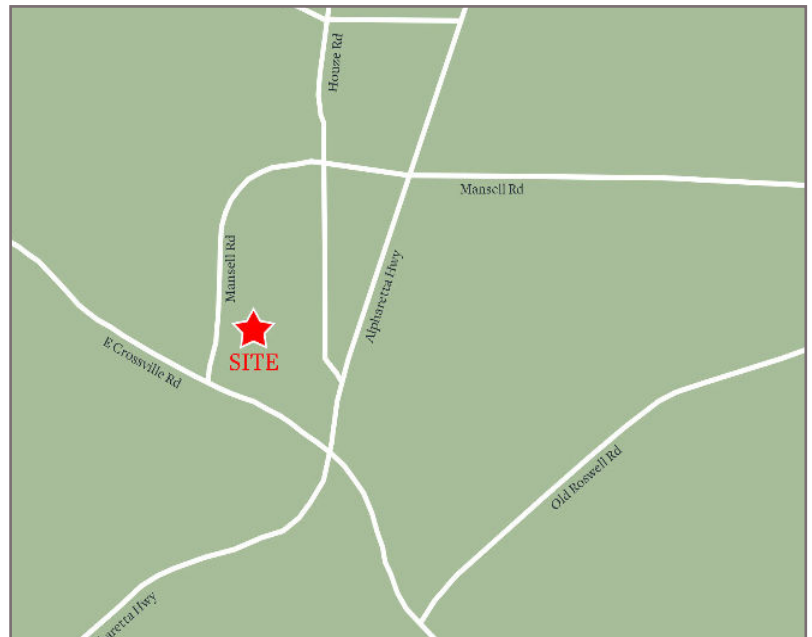
Kroger, Buckley Dental and Masterpiece Lighting.

### TRAFFIC COUNTS

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

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	7,773	70,476	181,799
Households	3,285	28,005	72,151
Avg HH Income	\$160,345	\$135,445	\$150,191
Daytime Pop	17,581	78,402	161,461



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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	Masterpiece Lighting	4,500	370
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>	<b>Available</b>	<b>5,100</b>	<b>450</b>
Utopia Nail & Tan	1,200	330	Kroger	62,387	570
Elevate Chiropractic	1,200	340			

