

# MANSELL SHOPS

10779 Alpharetta Hwy (HWY 9)  
Roswell, GA 30076

## LEASING OPPORTUNITY

- 1,252 - 12,486+ SF
- Prime access on Alpharetta Highway, with a traffic light at Mansell Road and Alpharetta Highway.
- Anchored by prominent tenants such as Goodwill, Krispy Kreme, and Popeyes.
- Robust residential and daytime demographics.





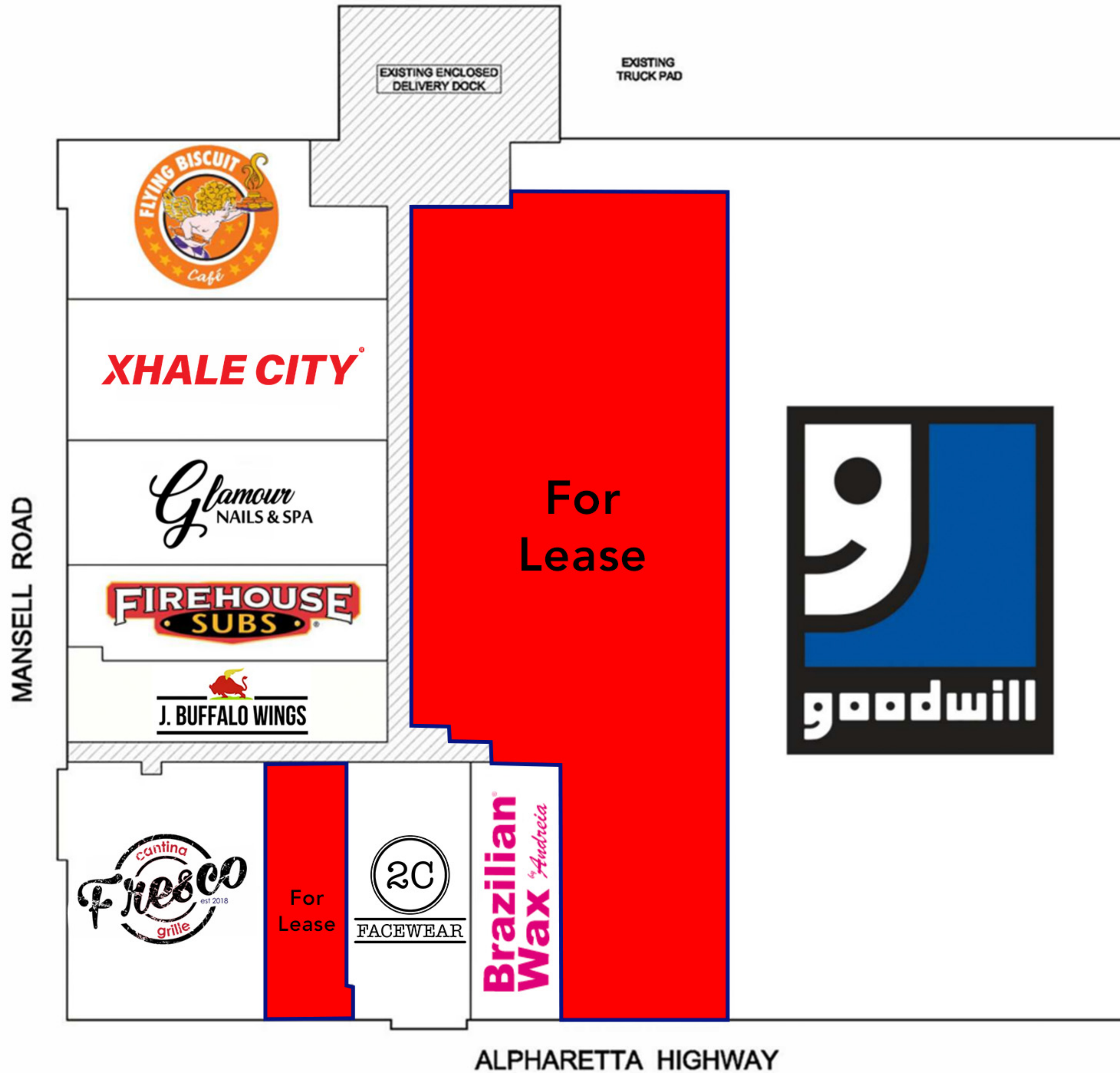
# Former Aaron's

- 12,486 SF
- 30' Frontage

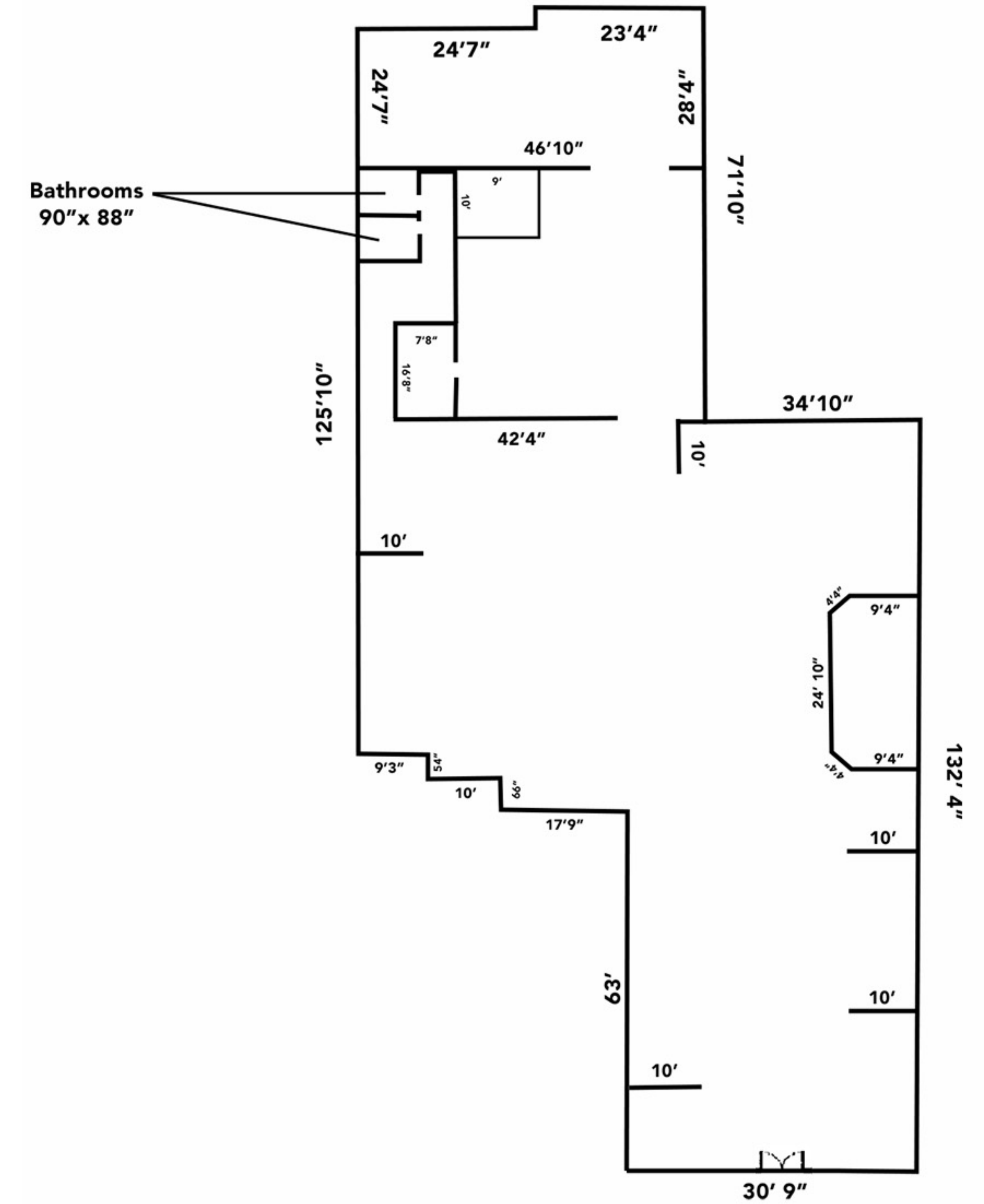




# Site Plan



# Floor Plan





# Aerial View

In the heart of the prosperous retail market in Fulton County

GA DOT Traffic Counts:

Alpharetta Hwy - 29,100 AADT

Mansell Rd. - 36,000 AADT

## Demographics

### Population Density

1 Mile	3 Mile	5 Mile
8,218	71,032	183,146

### Average HH Income

1 Mile	3 Mile	5 Mile
\$155,756	\$146,591	\$168,951

### Daytime Population

1 Mile	3 Mile	5 Mile
22,217	108,572	233,640





SUITE	TENANT NAME	SPACE SIZE
100	Goodwill	24,022 SF
<b>120</b>	<b>AVAILABLE</b>	<b>12,486 SF</b>
130	Brazilian Wax by Andreia	1,433 SF
140	2C Facewear	2,013 SF
<b>150</b>	<b>AVAILABLE</b>	<b>1,254 SF</b>
160	Fresco's Cantina Grill	3,210 SF
170	J Buffalo Wings	1,608 SF
180	Firehouse Subs	1,875 SF
190	Glamour Nails	2,533 SF
200	Khale City	2,777 SF
210	The Flying Biscuit	2,870 SF



Management - Development - Leasing

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