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SHOPS AT MANSELL

1035-1055 Mansell Rd, Roswell, GA 30076

AVAILABLE SOON | 9,032 SF

PROPERTY HIGHLIGHTS

- **9,032 SF Automotive Space for Lease**
- Strong mix of restaurants and convenient services
- Three access points from Mansell Road, including one fully signalized intersection
- Located in the Mansell Oaks Office Park, contributing to a robust daytime population
- Positioned near the GM Innovation Center with 1,495 employees
- Mansell Road carries between 36,000 and 46,000 vehicles per day
- Over 70,000 residents within 3 miles, and daytime population in that same area reaching 101,000

AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
POPULATION	7,623	67,617	175,556
HOUSEHOLDS	2,919	28,069	70,273
AVG HH INCOME	\$143,095	\$157,483	\$191,256

COURTNEY BRUMBELOW

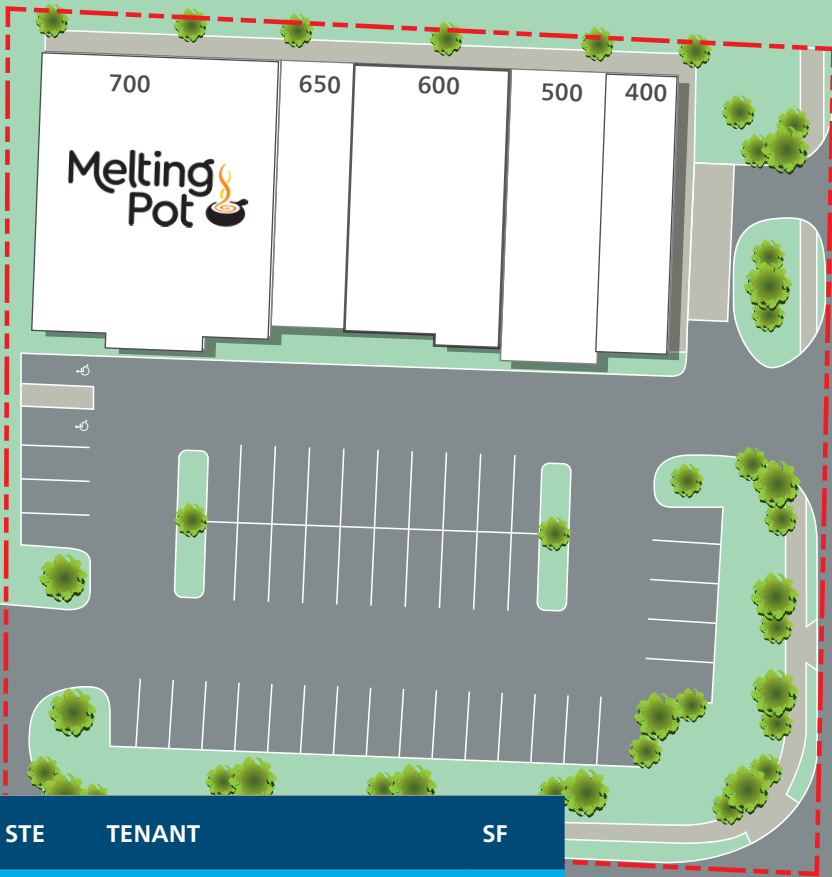
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Ackerman Retail
A DIVISION OF ACKERMAN & CO

SHOPS AT MANSELL

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WARSAW RD

MANSELL RD



STE	TENANT	SF
100	AUTOMOTIVE SPACE COMING AVAILABLE	9,032
300	KLEEN SWEET DRY CLEANER	1,550
400	HERO-LAND	1,328
500	TAQUERIA LA BIKINA	1,300
600	LANZHOU RAMEN N SUSHI	2,600
650	CBD AMERICAN SHAMAN	800
700	THE MELTING POT	4,400

Ackerman Retail

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