

# Mansell Square

*Located in Major Commercial Corridor*

**Tremendous Population Growth and Density**



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

- One (1) 1,505 SF Space Available
- 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

Total Population 2022  
Annual Growth 2010-2022  
Projected Growth 2022-2027  
Total Households  
Average Household Income

## 3-Mile Radius

75,903  
1.2%  
1.5%  
30,121  
\$123,251  
**52,505**

## 5-Mile Radius

186,560  
1.1%  
1.4%  
73,948  
\$140,215  
Mansell Road

## 10-Mile Radius

711,601  
1.3%  
1.4%  
275,919  
\$140,689

## Traffic Count

### 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	Hearing USA	1,667
C	Avis	1,500
D1	Department of Defense	1,500
D2	Armed Forces	3,000
E	Plus Cabinet	1,500
F	VACANT	1,505
G	H&S Staffing Solutions	1,500
H	Fyzical Therapy	2,025
		<b>22,591</b>



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