

FOR  
LEASE

# LAKESIDE AT MANSSELL

1010 Mansell Rd, Roswell, GA 30076



AVAILABLE | 3,520 SF

## PROPERTY HIGHLIGHTS

- 3,520 SF endcap available
- Large daytime population of over 120,000 within a 3-mile radius, and over 9,000 businesses
- Signalized intersection with right-in/right-out along Mansell Rd (36,000 VPD)
- Additional access from Colonial Center Pkwy
- Strong average incomes of over \$130,000 within 3 miles
- Mansell Rd is the main commercial thoroughfare connecting Roswell and Alpharetta, with multiple corporate offices and multi-family developments



## AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	10,582	72,913	181,089
<b>HOUSEHOLDS</b>	3,640	29,695	72,330
<b>AVG HH INCOME</b>	\$137,441	\$157,969	\$185,408

COURTNEY BRUMBELOW

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Ackerman Retail  
A DIVISION OF ACKERMAN & CO

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STE	TENANT	SIZE
100-110	AVAILABLE	3,520
120	Ing's Massage	1,242
130	American Barbershop	1,293
140	Axiom Staffing	1,300
160	Iberia Bank	2,604
170	UFO Hibatchi	1,625
180	Voodoo Brewing	3,300



## Ackerman Retail

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