



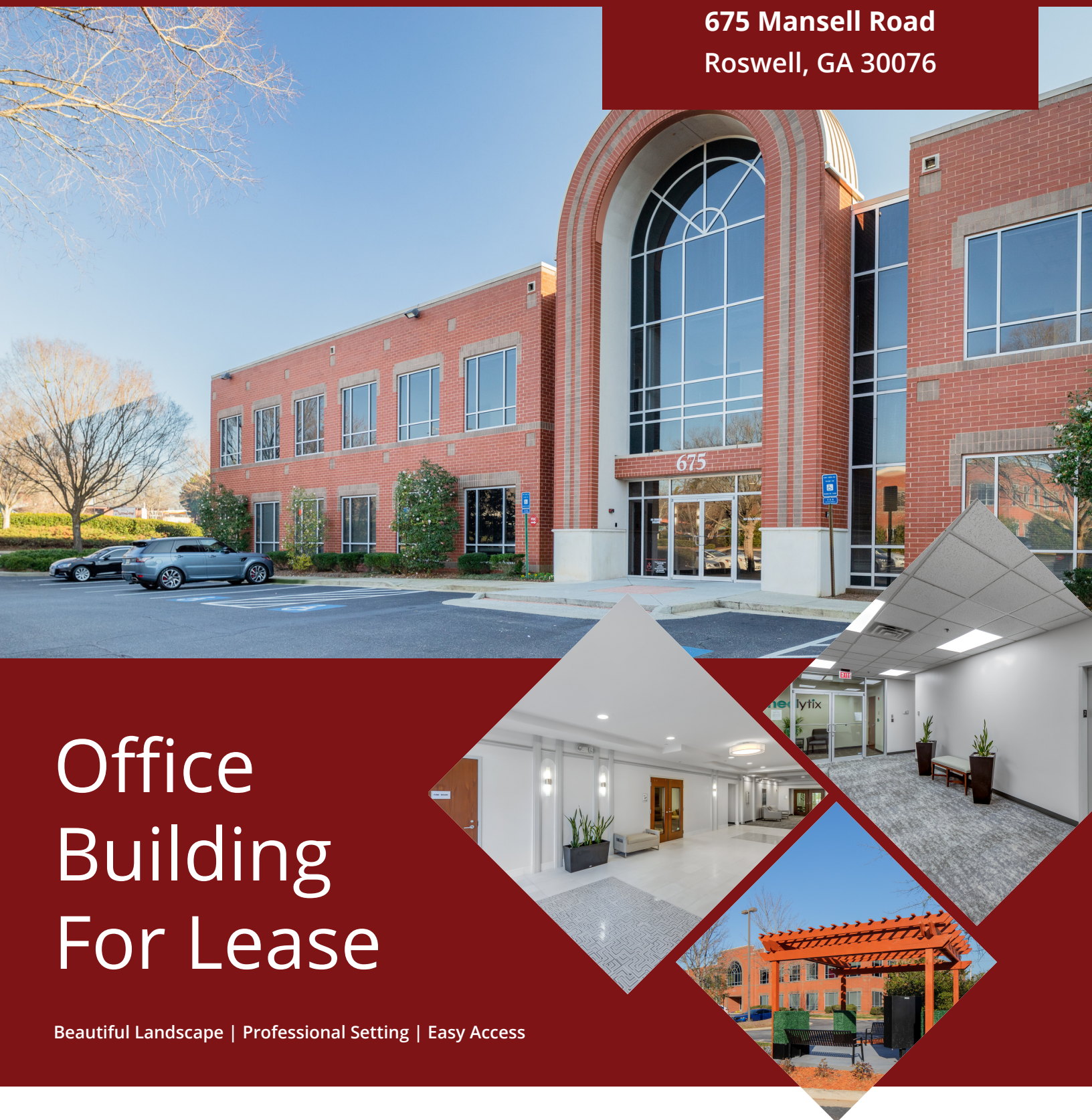
Leasing Department

leasing@wepartnergroup.com | 678.218.9612 | 678.878.3885
7094 Peachtree Industrial Blvd • Ste 275 | Peachtree Corners, GA 30071

**675 Mansell Road
Roswell, GA 30076**

Office Building For Lease

Beautiful Landscape | Professional Setting | Easy Access





PROPERTY DESCRIPTION

675 Mansell Rd is a two 2-story, brick office building in Roswell, GA. The property is well appointed with amenities including controlled 24-hour access, monument, directory and suite signage, outdoor pergola area, and a large amount of natural sunlight. Easily accessible from GA-400 via the Holcomb Bridge or Mansell Rd exits, about 2 miles from each exit. The property is also in close proximity to a bus line, adding to its value for commute purposes. Surrounded by restaurants and retail, these office buildings are in the perfect location within Roswell!

PROPERTY HIGHLIGHTS

- 2022 Lobby & Restroom Renovations
- Located within a thriving commercial business area.
- Situated on a highly visible signaled corner at Mansell and Houze Roads.
- Close proximity to national retail brands such as Walmart Supercenter and Kroger, as well as multiple shopping centers.
- Easy accessibility less than 1 mile from the intersection of Highway 92 and Route 9 with ample on-site parking.
- Convenient to a variety of dining options including Dreamland BBQ, Flying Biscuit Cafe, LongHorn Steakhouse, and many more.
- Existing tenants include a mix of professional, technical, law, and medical services.

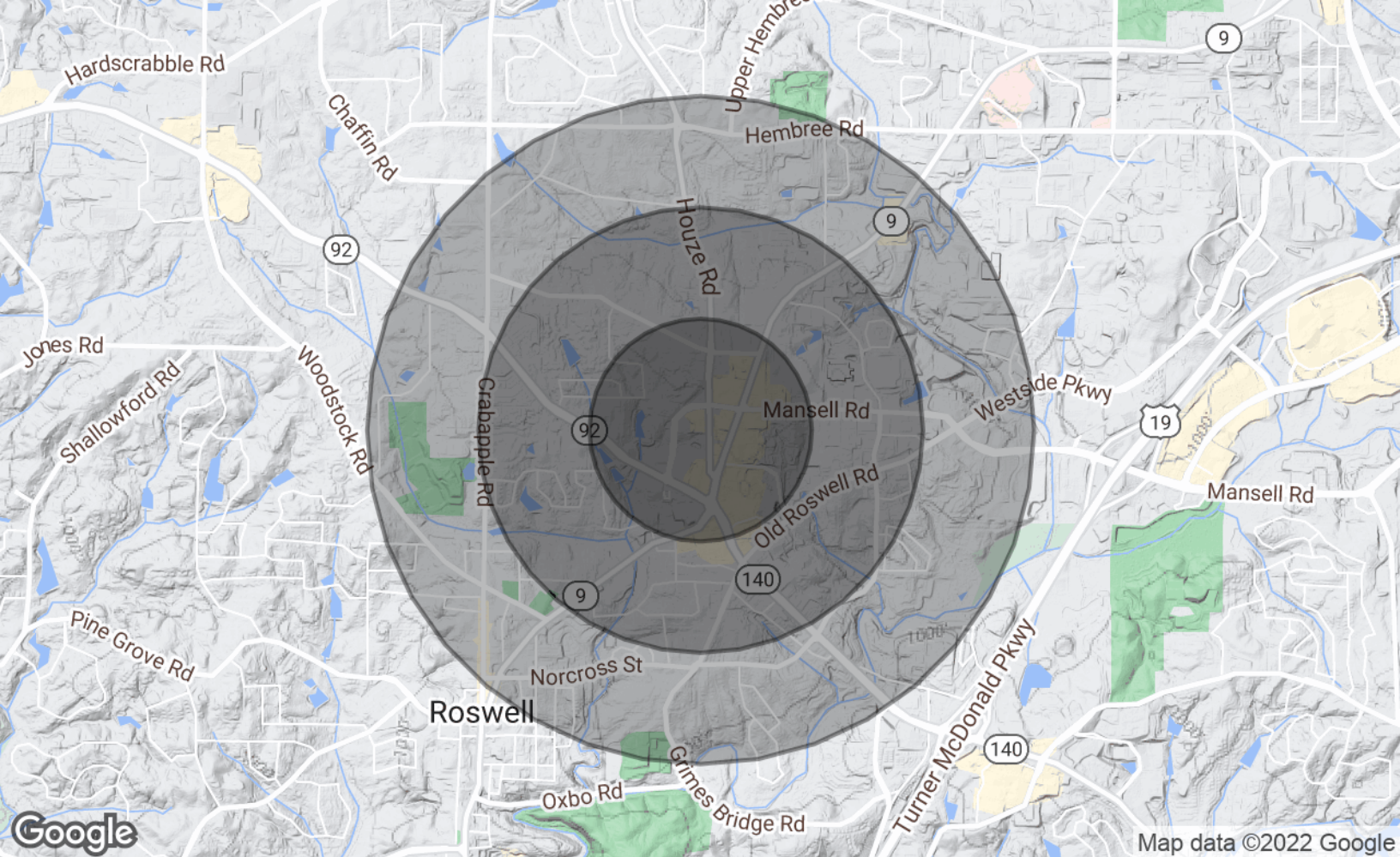
OFFERING SUMMARY

Lease Rate:	\$21.50 SF/yr (Full Service)
Available SF:	2,135 - 6,666 SF
Building Size:	38,059 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,059	3,376	8,581
Total Population	2,438	7,763	22,744
Average HH Income	\$97,112	\$129,222	\$113,787







POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,438	7,763	22,744
Average Age	45.6	44.4	37.2
Average Age (Male)	41.0	39.4	33.8
Average Age (Female)	43.6	43.8	37.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,059	3,376	8,581
# of Persons per HH	2.3	2.3	2.7
Average HH Income	\$97,112	\$129,222	\$113,787
Average House Value	\$242,902	\$312,586	\$284,753

* Demographic data derived from 2020 ACS - US Census