

5,050 RENTABLE SQUARE FEET FOR LEASE

FRONTAGE & SIGNAGE ON MANSELL ROAD

1015 Mansell Rd, Roswell, GA 30076 | Fulton



PROPERTY HIGHLIGHTS

- Flex space on Mansell Road
- Currently finished as medical space
- Good location for medical, dental or other commercial uses
- Drive-in loading possible
- Good exposure and high traffic counts - 36,000 CPD (2022)
- Approximately 1 mile west of GA 400 off Exit 8 across from Nalley Lexus
- Available August 1, 2024

OFFERING SUMMARY

Lease Rate:	\$27.00 PSF/yr (NNN)
CAM:	\$3.00 PSF
Available SF:	5,050 RSF
Building Size:	23,158 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	232	891	3,538
Total Population	574	2,247	9,154
Average HH Income	\$117,929	\$111,376	\$120,399

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

J B BADER
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B Bader & Associates Realty
www.BaderRealty.com

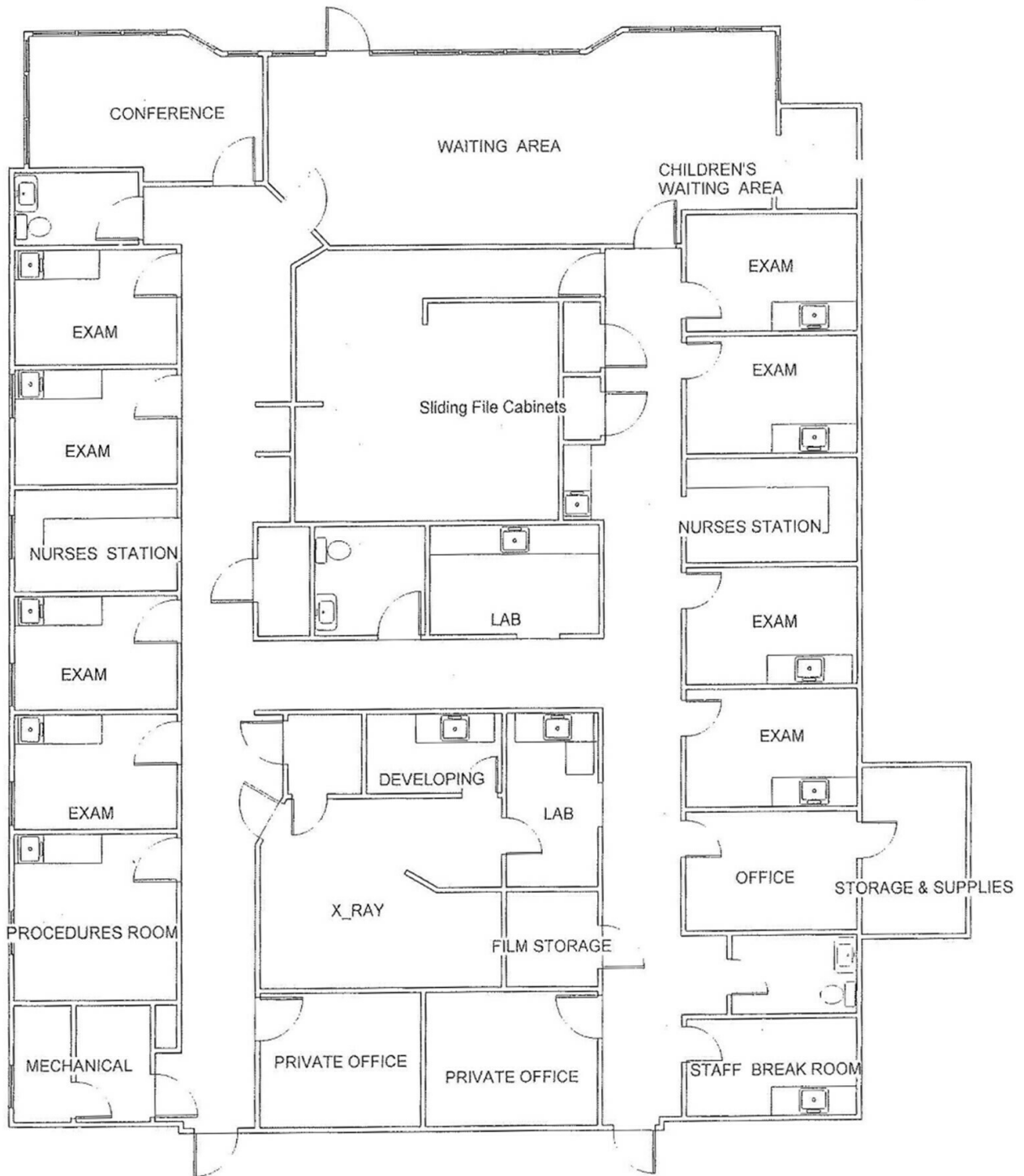
KW COMMERCIAL
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

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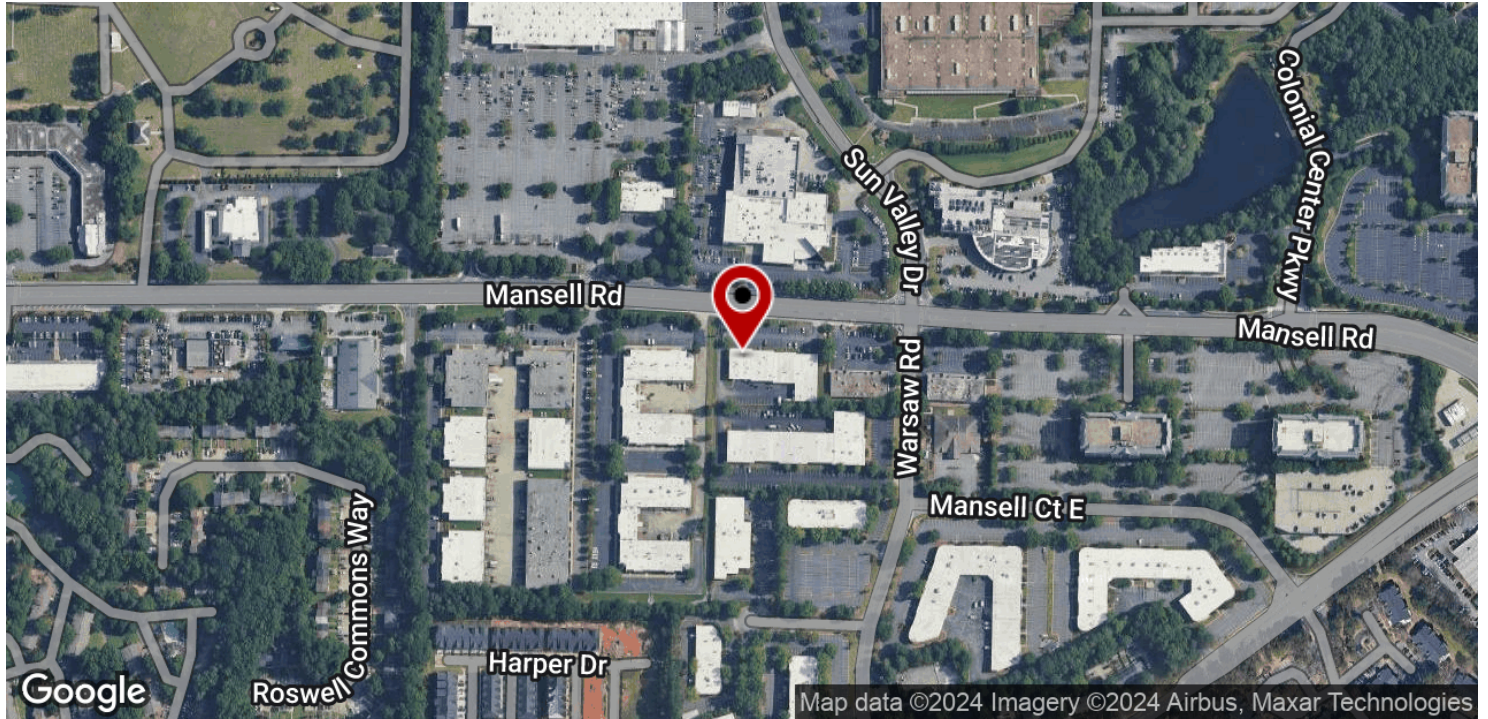
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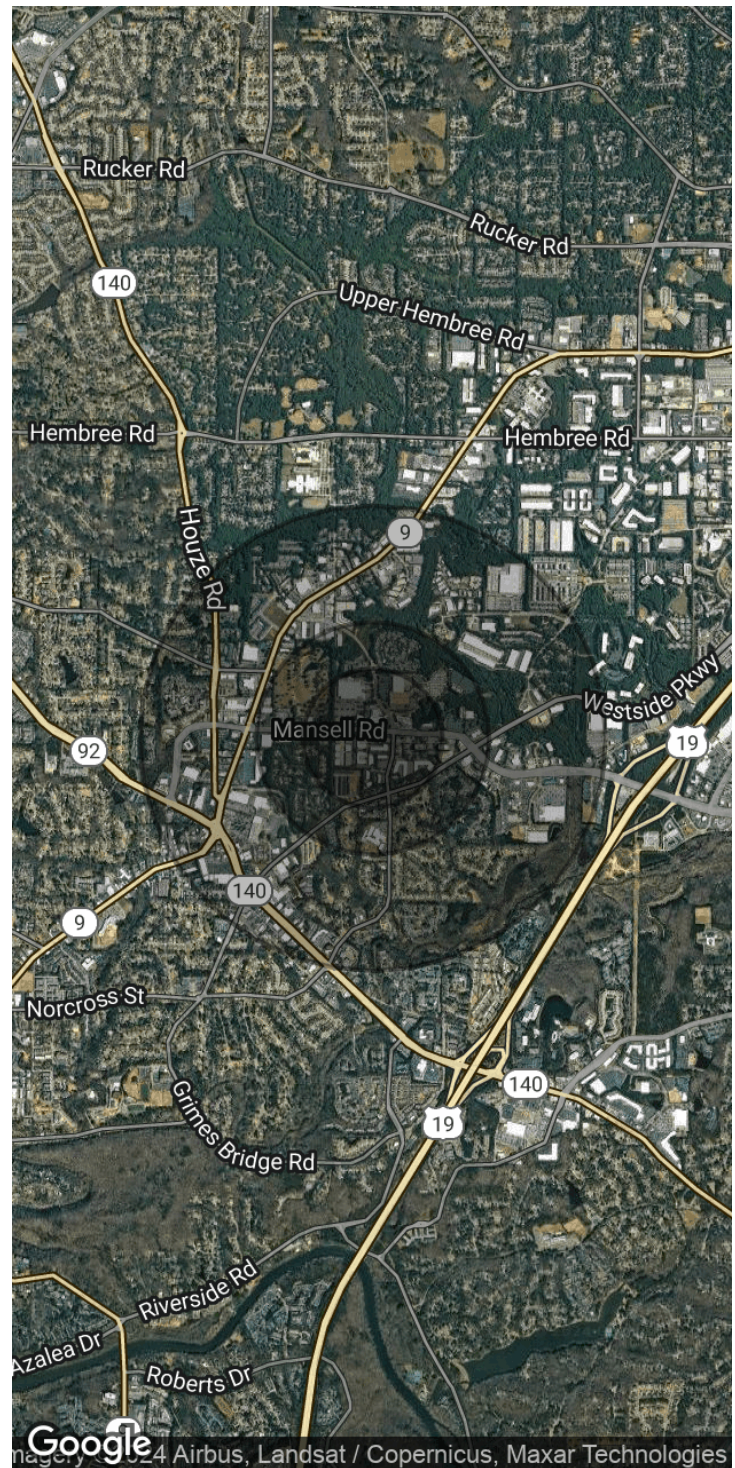
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	574	2,247	9,154
Average Age	37	35	37
Average Age (Male)	35	35	36
Average Age (Female)	38	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	232	891	3,538
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$117,929	\$111,376	\$120,399
Average House Value	\$395,225	\$388,343	\$409,126

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	33.4%	37.2%	41.9%

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	207	727	3,253
% White	36.1%	32.4%	35.5%
Total Population - Black	128	555	1,718
% Black	22.3%	24.7%	18.8%
Total Population - Asian	42	141	410
% Asian	7.3%	6.3%	4.5%
Total Population - Hawaiian	0	0	2
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	10	43	125
% American Indian	1.7%	1.9%	1.4%
Total Population - Other	77	359	1,972
% Other	13.4%	16.0%	21.5%

Demographics data derived from AlphaMap



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