



Leasing Department

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**695 Mansell Road
Roswell, GA 30076**

Office Building For Lease

Beautiful Landscape | Professional Setting | Easy Access





PROPERTY DESCRIPTION

695 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!

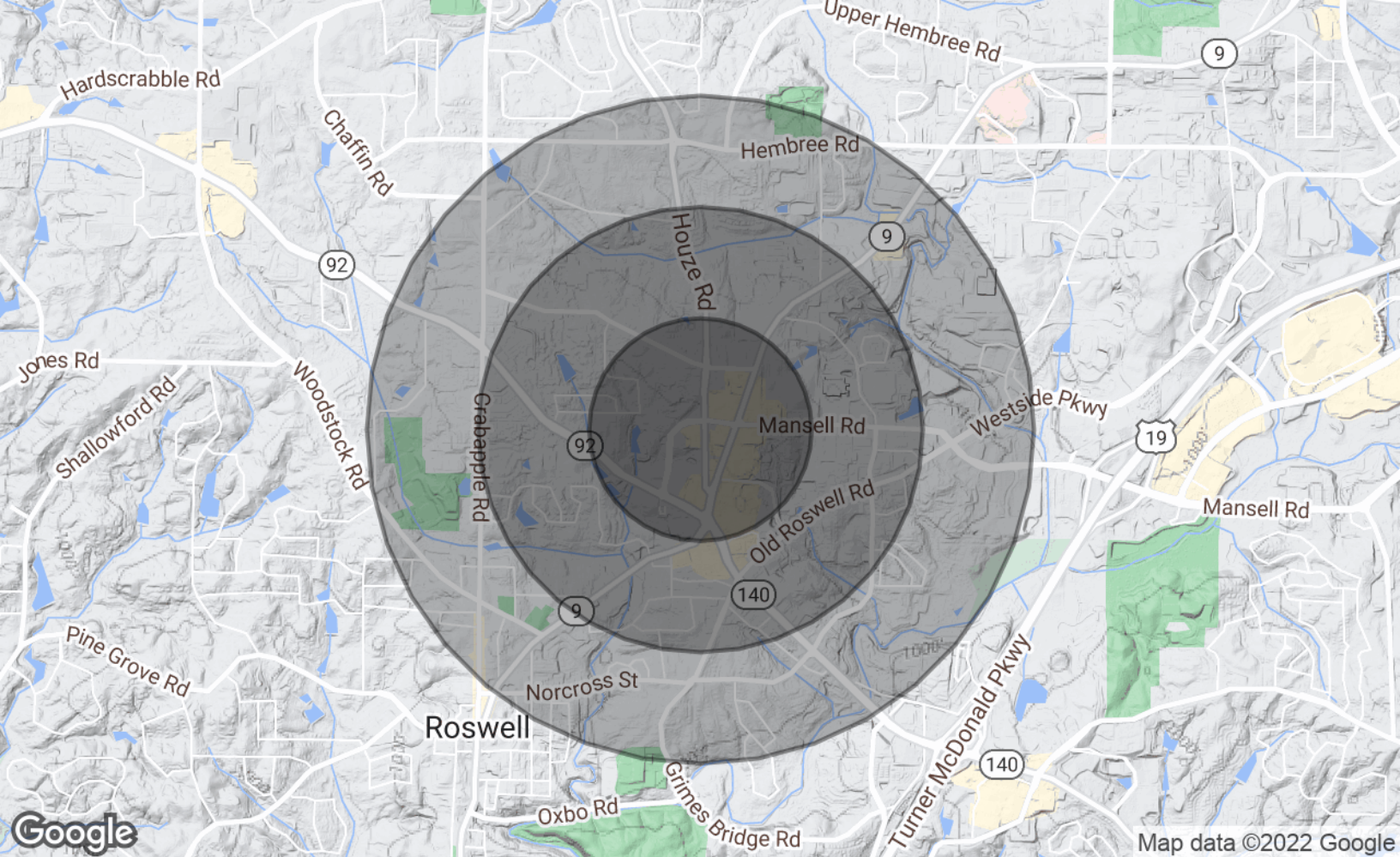
PROPERTY HIGHLIGHTS

- 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:	1,114 SF
Building Size:	39,642 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,043	3,340	8,601
Total Population	2,373	7,795	22,706
Average HH Income	\$92,806	\$126,918	\$114,016



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,373	7,795	22,706
Average Age	46.9	43.9	37.4
Average Age (Male)	42.6	39.1	34.0
Average Age (Female)	44.8	43.3	37.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,043	3,340	8,601
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$92,806	\$126,918	\$114,016
Average House Value	\$674,470	\$505,322	\$406,273

* Demographic data derived from 2020 ACS - US Census