



## SIZE

89,688 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
7,799	67,983	181,319
<b>Households</b>		
3,338	27,515	71,826
<b>Median HH Income (\$)</b>		
99,288	104,903	120,228

## MAJOR TENANT(S)

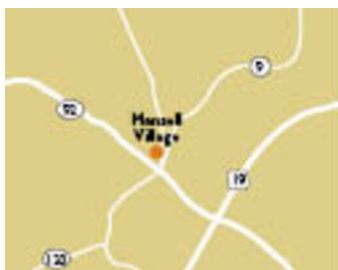
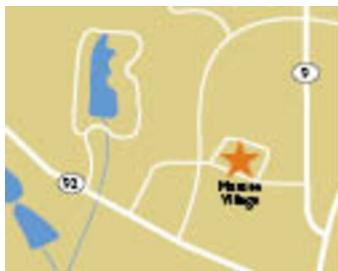
Kroger  
Phoenix Nails & Spa  
Panda Cafe  
Buckley Dental

## LEASING CONTACT

Rich Dawson  
Mobile (404) 433-9899  
rdawson@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

570 East Crossville Road | Roswell, GA 30075

## PROPERTY HIGHLIGHTS

- 89,688-square-foot shopping center anchored by Kroger
- Located at the high-traffic intersection of East Crossville Road (44,500 VPD) and Alpharetta Highway (46,650 VPD)
- Population exceeds 67,900 in a three-mile radius with an average household income greater than \$138,800



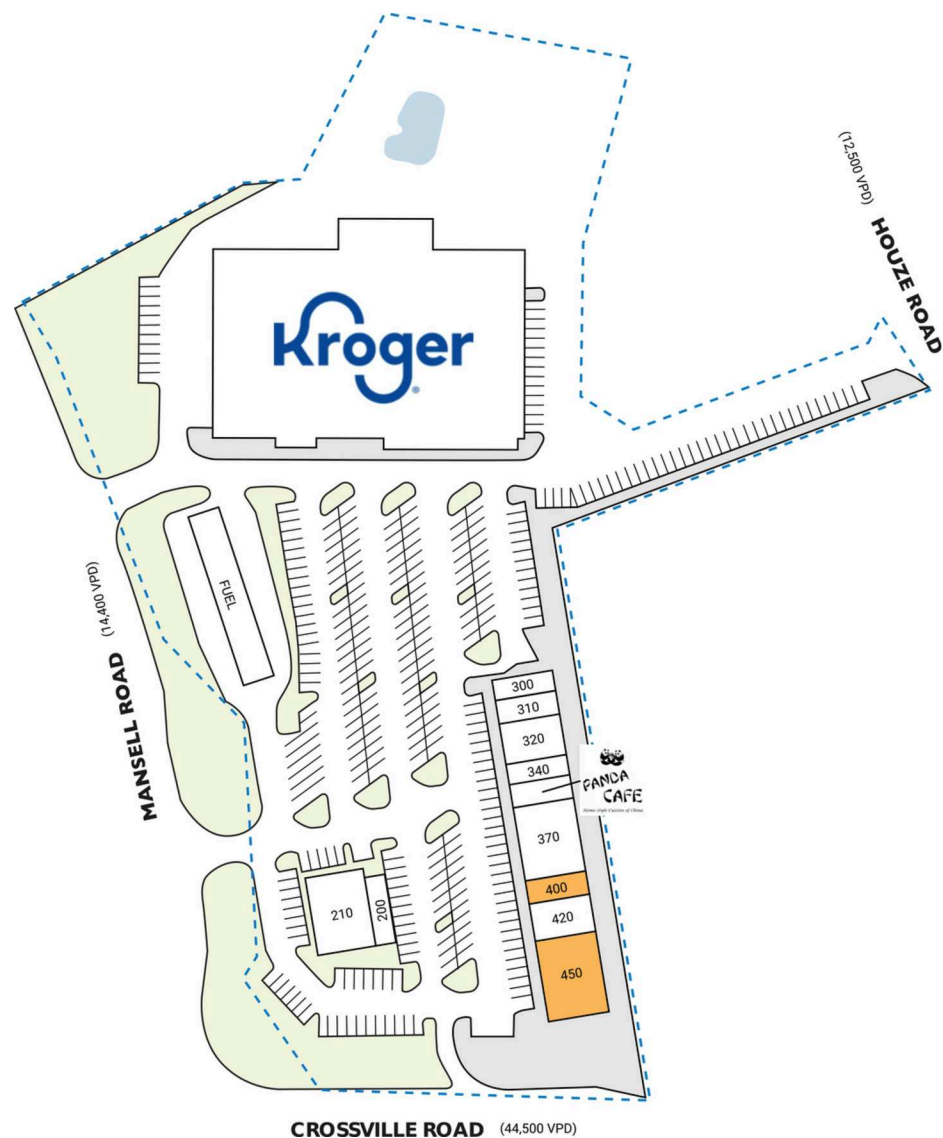
# MANSELL VILLAGE

570 East Crossville Road | Roswell, GA 30075

SPACE	TENANT	SQ. FT.
SHAD1	Northerly Tract	
SHAD2	Easterly Tract	
200	Buckley Dental	1,449 SF
210	Peachtree Immediate Care	4,852 SF
300	Sweet Charlie's Ice Cream	1,200 SF
310	Thi's Heaven Studio	1,500 SF
320	Phoenix Nails & Spa	2,400 SF
340	AlignLife of Roswell	1,200 SF
350	Panda Cafe	1,500 SF
370	Masterpiece Lighting	4,500 SF
400	AVAILABLE	1,200 SF
420	Spice of Thai	2,400 SF
450	AVAILABLE	5,100 SF
570	Kroger	62,387 SF
TOTAL SQ. FT.		89,688

SITE LEGEND	
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# MANSELL VILLAGE

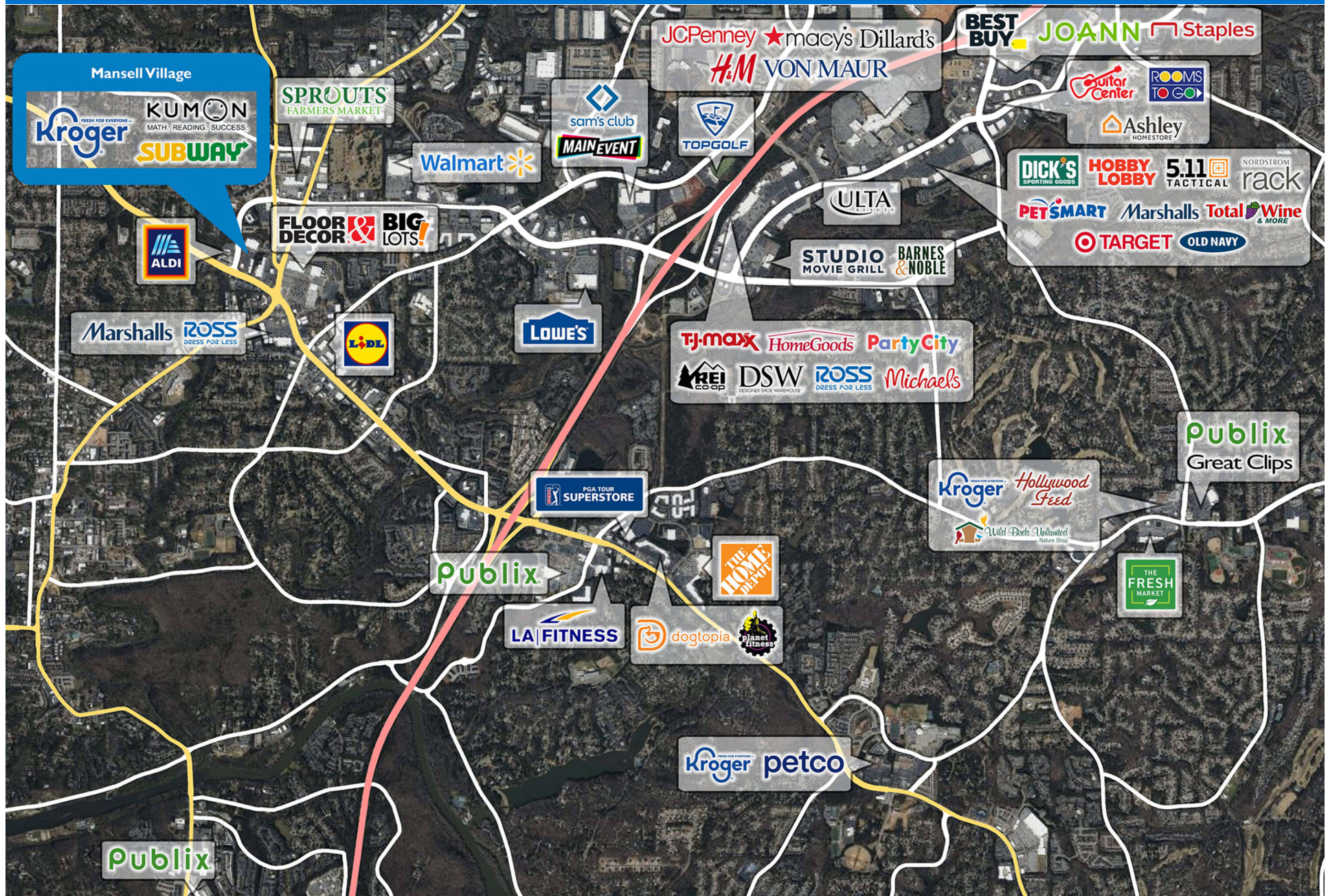
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# MANSELL VILLAGE

570 East Crossville Road | Roswell, GA 30075





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.039796

Longitude: -84.34576

Mansell Village Roswell, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,799	67,983	181,319
	2028 Projected Population	7,703	67,309	181,782
	2010 Census Population	7,781	64,895	166,959
	2000 Census Population	6,746	58,558	151,185
	1990 Census Population	4,804	41,149	104,032
	Historical Annual Growth 1990 to 2000	3.45%	3.59%	3.81%
	Historical Annual Growth 2000 to 2010	1.44%	1.03%	1.00%
	Estimated Annual Growth 2010 to 2023	0.02%	0.34%	0.60%
	Projected Annual Growth 2023 to 2028	-0.25%	-0.20%	0.05%
	Median Age	41.9	39.7	41.1
Households	Q4 2023 Estimated Households	3,338	27,515	71,826
	2028 Projected Households	3,295	27,244	71,968
	2010 Census Households	3,181	25,377	65,571
	2000 Census Households	2,791	22,792	58,615
	1990 Census Households	2,069	16,473	40,437
	Historical Annual Growth 1990 to 2000	3.04%	3.30%	3.78%
	Historical Annual Growth 2000 to 2010	1.32%	1.08%	1.13%
	Estimated Annual Growth 2010 to 2023	0.35%	0.59%	0.66%
	Projected Annual Growth 2023 to 2028	-0.26%	-0.20%	0.04%
	Population per Household	2.31	2.45	2.51
Population by Race	White	57.5%	57.9%	61.9%
	Black or African American	11.4%	14.5%	13.3%
	Asian & Pacific Islander	5.1%	4.8%	7.5%
	Other Races	3.6%	5.8%	5.5%
	Hispanic Population	22.4%	16.9%	11.8%
Income	Average Household Income	\$139,586	\$138,854	\$163,447
	Median Household Income	\$99,288	\$104,903	\$120,228
	Per Capita Income	\$60,078	\$56,837	\$65,086
Education (Age 25+)	Elementary	8.7%	3.2%	2.1%
	Some High School	1.6%	3.2%	2.1%
	High School Graduate	15.2%	14.3%	10.8%
	Some College	13.5%	14.4%	14.4%
	Associates Degree Only	7.0%	6.2%	5.6%
	Bachelors Degree Only	35.1%	37.6%	40.8%
	Graduate Degree	18.9%	21.1%	24.2%
Business	Number of Businesses	1,111	4,606	9,061
	Total Number of Employees	8,542	39,336	86,482
	Employees per Business	7.69	8.54	9.54
	Residential Population per Business	7.02	14.76	20.01

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.