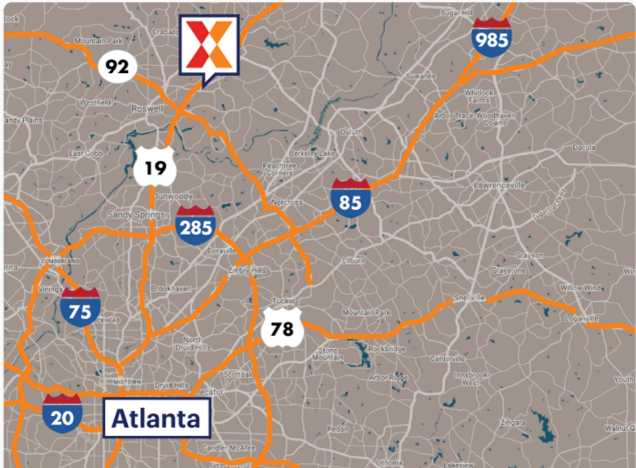


# Mansell Crossing

Fulton County Atlanta-Sandy Springs-Roswell, GA 448,420 Sq Ft

7660 North Point Parkway | Alpharetta, GA 30022

34.0431, -84.3042



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 4,906     | 73,076    | 193,228   |
| Daytime Pop. | 10,250    | 98,090    | 229,032   |
| Households   | 2,148     | 29,498    | 75,932    |
| Income       | \$143,332 | \$169,795 | \$184,539 |

Source: Synergos Technologies, Inc. 2024

Prime location in North Fulton County major retail node; immediately adjacent to the 1M Sq Ft North Point Mall

Strong lineup of top national retailers including REI, T.J. Maxx, HomeGoods, Ross Dress for Less and Barnes & Noble, drawing an estimated 65K+ visits daily and 3.4M+ annually (Placer.ai 2024)

Surrounded by a dense affluent population of 104K+ with an average household income of \$151K+, plus 61% with college education within a 3-mile radius

Located in the middle of a strong office market serving a daytime population of 231K+ within a 5-mile radius

High visibility from 150K+ vehicles daily on GA 400/US Hwy 19 and 44K+ vehicles daily on Mansell Road (Kalibrate 2021)



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### Available Spaces

|      |              |      |       |             |      |
|------|--------------|------|-------|-------------|------|
| 500  | 4,306 Sq Ft  | 360° | 1440  | 1,640 Sq Ft | 360° |
| 1200 | 41,750 Sq Ft | 360° | 1610  | 3,842 Sq Ft | 360° |
| 1400 | 1,677 Sq Ft  | 360° | OPO 1 | 0 Sq Ft     |      |
| 1415 | 2,560 Sq Ft  | 360° | OPO 2 | 0 Sq Ft     |      |
| 1430 | 2,400 Sq Ft  | 360° |       |             |      |

### Current Tenants

Space size listed in square feet

|       |   |        |       |                       |        |
|-------|---|--------|-------|-----------------------|--------|
| 200   | Barnes and Noble                        | 27,600 | NAPO  | NAP                   | 0      |
| 520   | Rack Room Shoes                         | 9,000  | 2     |                       |        |
| 600   | America's Best<br>Contacts & Eyeglasses | 4,452  | NAPO  | Michaels              | 30,000 |
| 700   | T.J. Maxx                               | 29,915 | 3     |                       |        |
| 800&  | Five Below                              | 9,004  | NAPO  | Mattress Firm         | 0      |
| 810   |   |        | 4     |                       |        |
| 825   | Castle Nails                            | 4,492  | NAPO  | Ross Dress for Less   | 0      |
| 900   | XFINITY by Comcast                      | 4,559  | 5     |                       |        |
| 1000  | REI                                     | 24,382 | NAPO  | Wells Fargo           | 0      |
| 1305  | Affordable Dentures                     | 3,683  | 6     |                       |        |
| 1320  | Milan Laser                             | 1,454  | NAPO  | Occupied              | 0      |
| 1420B | Fourteen Foods                          | 1,360  | 7     |                       |        |
| 1500  | DSW                                     | 17,938 | NAPO  | Burger King           | 0      |
| 1600  | Hallmark Cards                          | 7,050  | 8     |                       |        |
| 1700  | Express Burger and<br>Grill             | 3,334  | NAPO  | AT&T                  | 0      |
| 1710  | Miracle-Ear                             | 852    | 9     |                       |        |
| 1900  | Macy's Home &<br>Furniture              | 65,179 | NAP1  | Chili's Grill & Bar   | 0      |
| PAD   | Mattress Warehouse                      | 8,320  | 0     |                       |        |
| PAD C | Cooper's Hawk Winery<br>& Restaurant    | 10,873 | NAP11 | Multi-Tenant Building | 0      |
| NAPO  | Burlington                              | 45,183 | NAP12 | HoneyBaked Ham        | 0      |
| 1     |   |        | NAP13 | NAP 13                | 0      |
|       |   |        | NAP14 | HomeGoods             | 30,000 |
|       |   |        | NAP15 | Studio Movie Grill    | 51,615 |
|       |   |        | NAP16 | P.F. Chang's          | 0      |
|       |   |        | NAP17 | NAP                   | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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