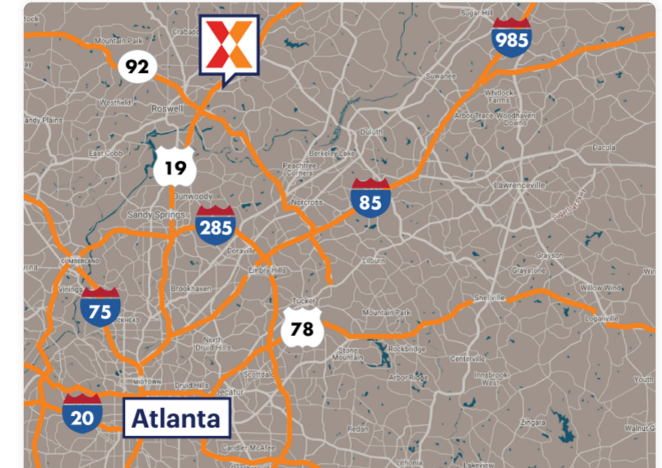


# Mansell Crossing

7660 North Point Parkway | Alpharetta, GA 30022

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

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, anchored by Macy's, Dillard's, Von Maur & JCPenney

Strong lineup of top national retailers including REI, T.J. Maxx, HomeGoods, Ross Dress for Less, Barnes & Noble and Burlington, drawing an estimated 3.7M+ annually (Placer.ai 2025)

Surrounded by an affluent population with an average household income of \$170K+, plus 62% with college education within a 3-mile radius

Located in the middle of a strong office market serving a daytime population of 98K+ within a 3-mile radius

High visibility from 40K+ vehicles daily on Mansell Road and easily accessible to 150K+ vehicles daily from nearby GA 400/US Hwy 19 and (Kalibrate 2023)



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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 Contacts & Eyeglasses	4,452	NAPO	Michaels	30,000
700	T.J. Maxx	29,915	NAPO	Mattress Firm	0
800&	Five Below	9,004	4		
810			NAPO	Ross Dress for Less	0
825	Castle Nails	4,492	5		
900	XFINITY by Comcast	4,559	NAPO	Wells Fargo	0
1000	REI	24,382	6		
1305	Affordable Dentures	3,683	NAPO	Occupied	0
1320	Milan Laser	1,454	7		
1420B	Fourteen Foods	1,360	NAPO	Burger King	0
1500	DSW	17,938	8		
1600	Hallmark Cards	7,050	NAPO	AT&T	0
1700	Express Burger and Grill	3,334	9		
1710	Miracle-Ear	852	NAP1	Chili's Grill & Bar	0
1900	Macy's Home & Furniture	65,179	0		
PAD	Mattress Warehouse	8,320	NAP11	Multi-Tenant Building	0
PAD C	Cooper's Hawk Winery & Restaurant	10,873	NAP12	HoneyBaked Ham	0
NAPO	Burlington	45,183	NAP13	NAP 13	0
1			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. 4043

