



MANSELL  ING



JOIN US FOR ———  
**THE NEXT EVOLUTION**  
OF A NORTH FULTON STAPLE



# OPEN NEW DOORS

Exciting changes are underway at Mansell Crossing, North Fulton's most established open-air shopping center. New construction featuring modern amenities, updated facades, the redevelopment of anchor tenants and access to the Big Creek Greenway, are just the beginning of what Brixmor is bringing to the community, and you're invited to be a part of it all.

Mansell Crossing is conveniently located parallel to GA-400 and adjacent to North Point Mall, currently undergoing a multi-million dollar redevelopment and home to a strong line up of national retailers.



**839,396**

Total Population

**1,008,162**

Daytime Population

**\$117,630**

Avg. HH Income 4%  
above national average



**Showcases property after redevelopment**

- A. Restaurant 4,000 SF
- B. Restaurant 6,300 SF
- C. Retail 6,300 SF
- D. 12,000 SF
- Luxury Theater 51,615 SF
- Barnes & Noble 15,820 SF

# AVAILABLE SPACES

With permanent and seasonal space available and additional outparcels in the works, Mansell Crossing has options to meet your needs and your business goals.

SUITE	SPACE
520	9,000 SF
1305	2,219 SF
1320	1,454 SF
1440	1,640 SF
1610	3,842 SF
Redev Building A	4,000 SF
Redev Building B	6,300 SF
Redev Building C	6,300 SF

MANSELL   
**AVAILABLE SPACES**

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# A MODERN MANSELL CROSSING

Take advantage of a modern Mansell Crossing with new communal outdoor spaces, first-to-market restaurant concepts, along with an upscale movie theater and access to the Big Creek Greenway.



## PHASE 1

Renovating the AMC Theatre for a modernized upscale dine-in cinema experience.



## PHASE 2

Developing 16,600 SF of new retail out-parcels and outdoor plazas with a direct connection to the Big Creek Greenway.



## PHASE 3

Additional structural improvements and anchor re-merchandising.





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# CONNECTED TO COMMUNITY

Over 79,000 people live within 3 miles of Mansell Crossing and even more visit the area daily for work. This prime location puts you in the center of a community that provides access to an active lifestyle to live, work, dine and shop.

- Affluent and well-educated customer base
  - Within 1 mile, annual consumer restaurant expenditures is \$4.8M, 12% higher than the national average
  - Immediate access to GA-400 with 138K vehicles per day
  - Popular national tenants draw customers from a super-regional market
  - Added foot traffic due to immediate access to Big Creek Greenway, a 13.5 mile linear park for walking, jogging, roller blading and biking, spanning cities of Roswell and Alpharetta, and Forsyth County
  - 5-year projected population growth rate within 3-miles is 63% higher than the national average
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# EASY TO ACCESS

Connected to major roadways and conveniently located near multi-use trails and MARTA bus stations, Mansell Crossing is easy to access and at the heart of one of Atlanta's most affluent communities and entertainment areas.

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Two soccer balls, one yellow and one red, are positioned on a green grass field. The yellow ball is in the upper right corner, and the red ball is in the lower right corner. The background is a dark green, textured surface, possibly artificial turf or a close-up of grass.

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**EXCITING CHANGES** ARE UNDERWAY AT MANSELL CROSSING. **NEW MODERN AMENITIES**, UPDATED FACADES AND THE REDEVELOPMENT OF ANCHOR TENANTS ARE **JUST THE BEGINNING** OF WHAT BRIXMOR IS BRINGING TO THE CENTER, AND **YOU'RE INVITED TO BE A PART OF IT ALL.**

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