

MANSELL PLAZA

7855 North Point Parkway
Alpharetta, GA 30022



3,635-18,576 SF FOR LEASE

2.18 ACRE SITE AVAILABLE
FOR GROUND LEASE



PROPERTY HIGHLIGHTS

- Prime visibility on North Point Parkway just off GA 400 at Mansell Rd. at signaled intersection
- Proximity to strong retail corridor with national retailers including REI, TJ Maxx, Burlington, Starbucks, Homegoods, and American Signature Furniture
- Positioned near hotels such as AC Hotel, Hyatt Place, Holiday Inn Express, and Ramada by Wyndham
- 45 parking spaces

LEASING CONTACT

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TOTAL HOUSEHOLDS

1 MILE	2,169
3 MILES	25,484
5 MILES	65,505

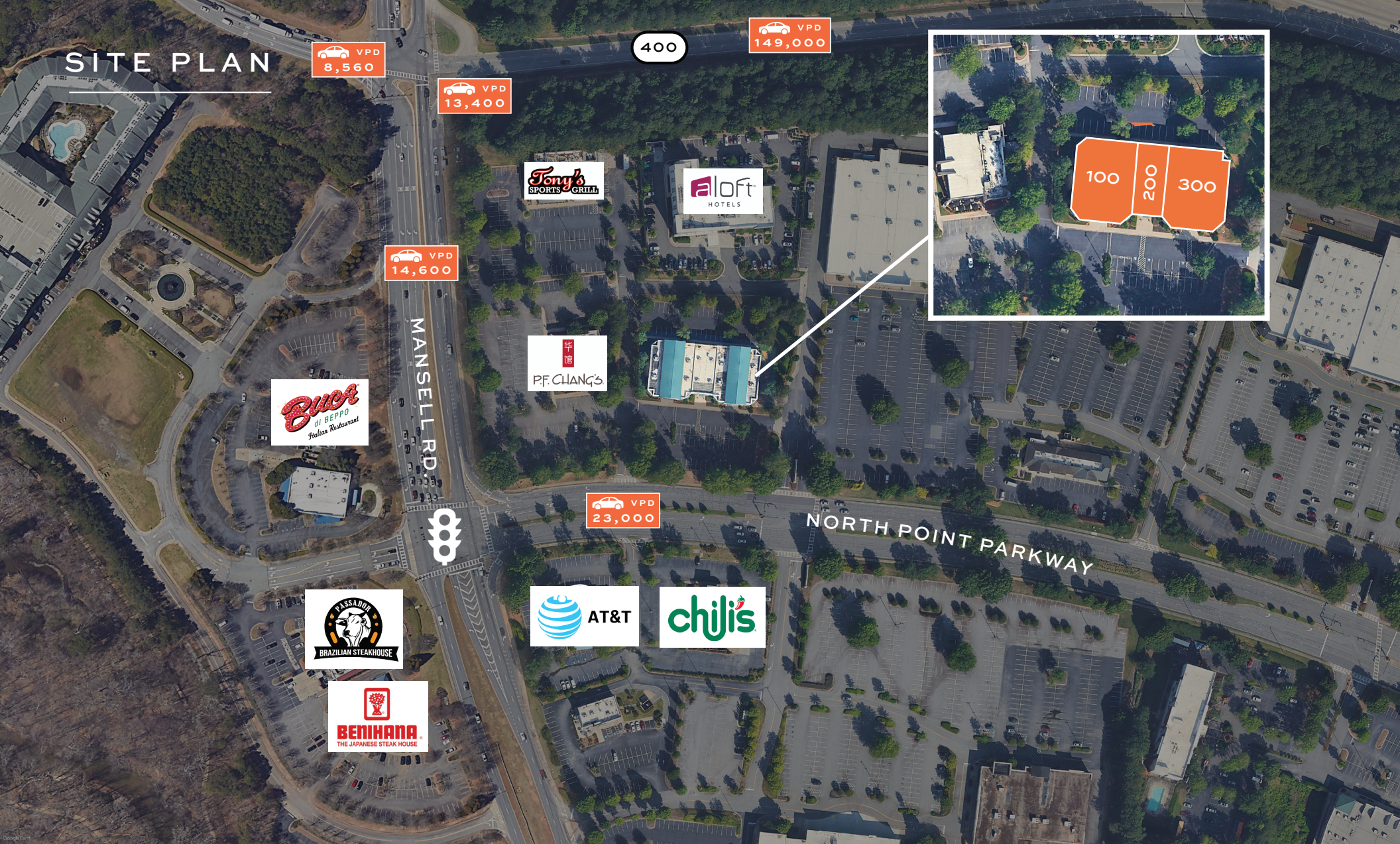
TOTAL POPULATION

1 MILE	5,713
3 MILES	66,035
5 MILES	168,704

AVERAGE HH INCOME

1 MILE	\$76,065
3 MILES	\$88,375
5 MILES	\$104,601

SITE PLAN



100	AVAILABLE	7,940
200	AVAILABLE	3,636
300	AVAILABLE	7,000
GLA		18,576 SF

AREA MAP

ON THE BORDER
BORDER
sam's club
MILLER'S ALE HOUSE

TOPGOLF

REI CO-OP
HomeGoods
TJ-maxx
Michaels
ROSS DRESS FOR LESS
PartyCity

JCPenney
macys
amc THEATRES
The Cheesecake Factory
california PIZZA KITCHEN

Chick-fil&
CAVA
Steak 'n Shake
Snooze AN AM EATERY
Lazy DOG EAT. DRINK.

PAPPADEAUX SEAFOOD KITCHEN

400

HAVERTYS FURNITURE · EST 1885

BEST BUY
Guitar Center
CHICKEN SALAD CHICKS

Burlington

HYATT PLACE

new balance carter's
FIVE GUYS
LOFT
ULTA BEAUTY
Jason's deli

ETHAN ALLEN

HOBBY LOBBY
NORDSTROM rack
Target
DICK'S SPORTING GOODS
OLD NAVY
Total Wine & MORE
Marshalls
PET SMART
FOOD TERMINAL
RUMBLE

aloft HOTELS



PF CHANG'S

STUDIO MOVIE GRILL
BARNES & NOBLE
chij's

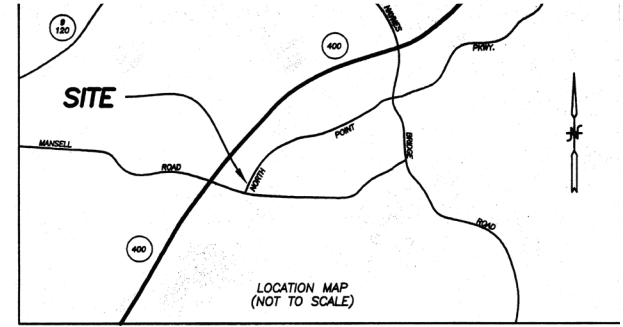
Buca di BEPPO Italian Restaurant

H Holiday Inn

RAMADA

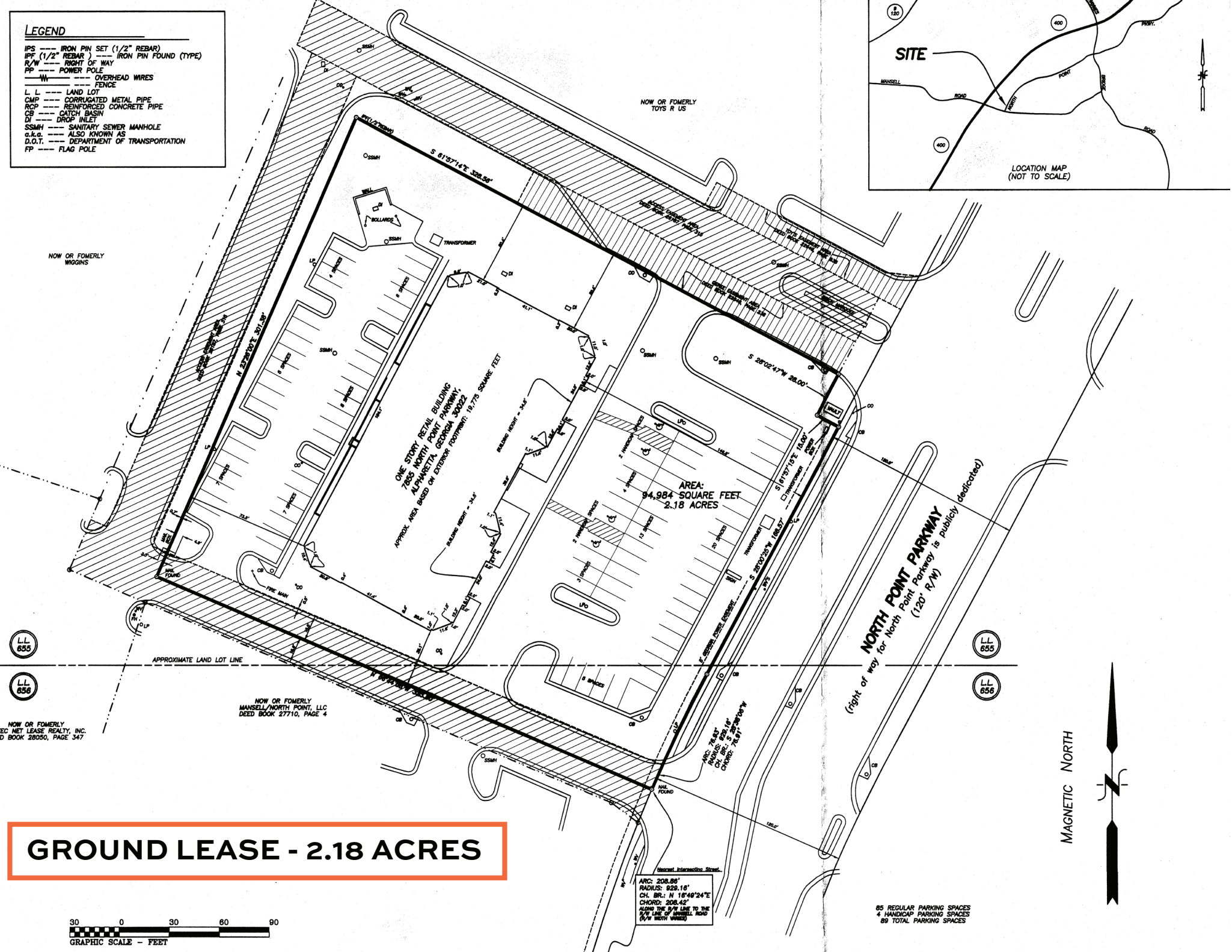
LEGEND

- IPS --- IRON PIN SET (1/2" REBAR)
- IPF (1/2" REBAR) --- IRON PIN FOUND (TYPE)
- R/W --- RIGHT OF WAY
- PP --- POWER POLE
- OVERHEAD WIRES
- FENCE
- L L --- LAND LOT
- CMP --- CORRUGATED METAL PIPE
- RCP --- REINFORCED CONCRETE PIPE
- CB --- CATCH BASIN
- DI --- DROP INLET
- SSMH --- SANITARY SEWER MANHOLE
- a.k.a. --- ALSO KNOWN AS
- D.O.T. --- DEPARTMENT OF TRANSPORTATION
- FP --- FLAG POLE



NOW OR FORMERLY
TOYS R US

NOW OR FORMERLY
WIGGINS



LL 855

LL 856

LL 855

LL 856

APPROXIMATE LAND LOT LINE

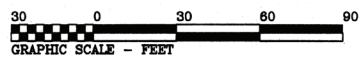
NOW OR FORMERLY
MANSELL NORTH POINT, LLC
DEED BOOK 27710, PAGE 4

NOW OR FORMERLY
CAPTEC NET LEASE REALTY, INC.
DEED BOOK 28050, PAGE 347

NORTH POINT PARKWAY
(Right of way for North Point Parkway is publicly dedicated)
(120' R/W)

MAGNETIC NORTH

GROUND LEASE - 2.18 ACRES



ARC: 208.85'
RADIUS: 822.18'
CH. BR.: N 18°48'24"E
CHORD: 208.42'
ALONG THE 5/4" LINE TO THE
5/4" LINE OF MANSELL ROAD
(1/4" SHOWN WIRES)

85 REGULAR PARKING SPACES
4 HANDICAP PARKING SPACES
89 TOTAL PARKING SPACES