









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



BRIXMOR

# 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.













## 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
MANSELLXING AVAILABLE SPACES	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

### 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.



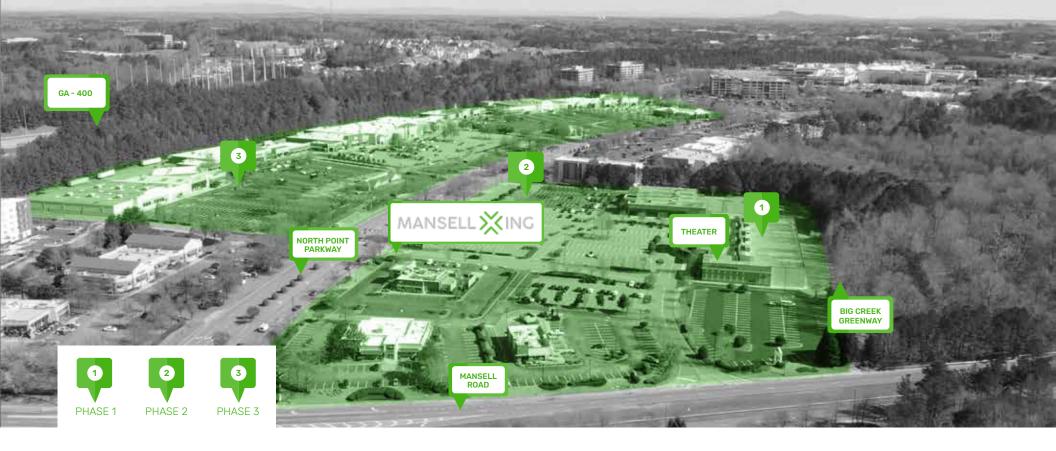










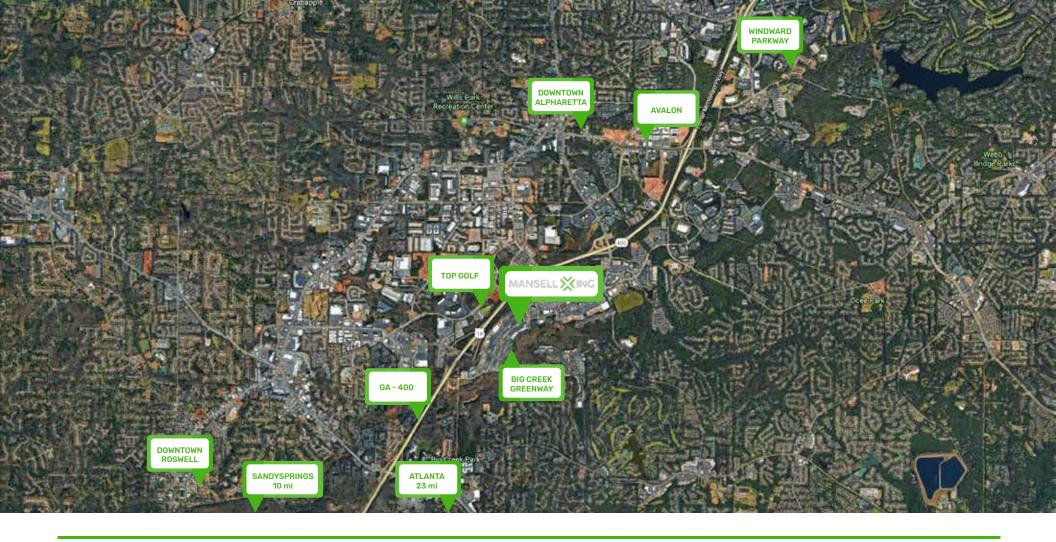


### CONNECTED TO COMMUNITY

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



### 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.

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.