



MATLOCK CENTER – FOR LEASE

2851 Matlock Rd, Mansfield, TX 76063

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9330 Lyndon B Johnson Fwy #1080, Dallas, TX 75243 | 214.696.6677 | crestcommercial.com

Matlock Center

For Lease

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PROPERTY HIGHLIGHTS

- Consumer Spending within a 5 mile radius exceeds \$2 billion annually
- Located off Matlock Rd. & Debbie Ln.
- Walmart Anchored Shopping Center

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,816 - 4,477 SF
Building Size:	37,684 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,131	30,786	68,702
Total Population	18,542	101,431	219,952
Average HH Income	\$106,418	\$107,090	\$105,426

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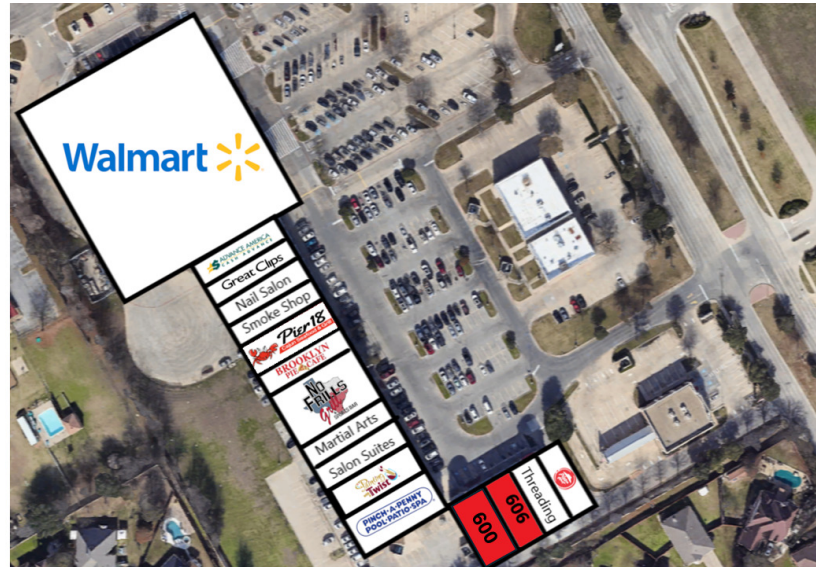
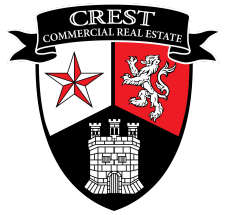
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,816 - 4,477 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
606	Available	1,816 SF	NNN	Negotiable	606
600	Available	4,477 SF	NNN	Negotiable	-

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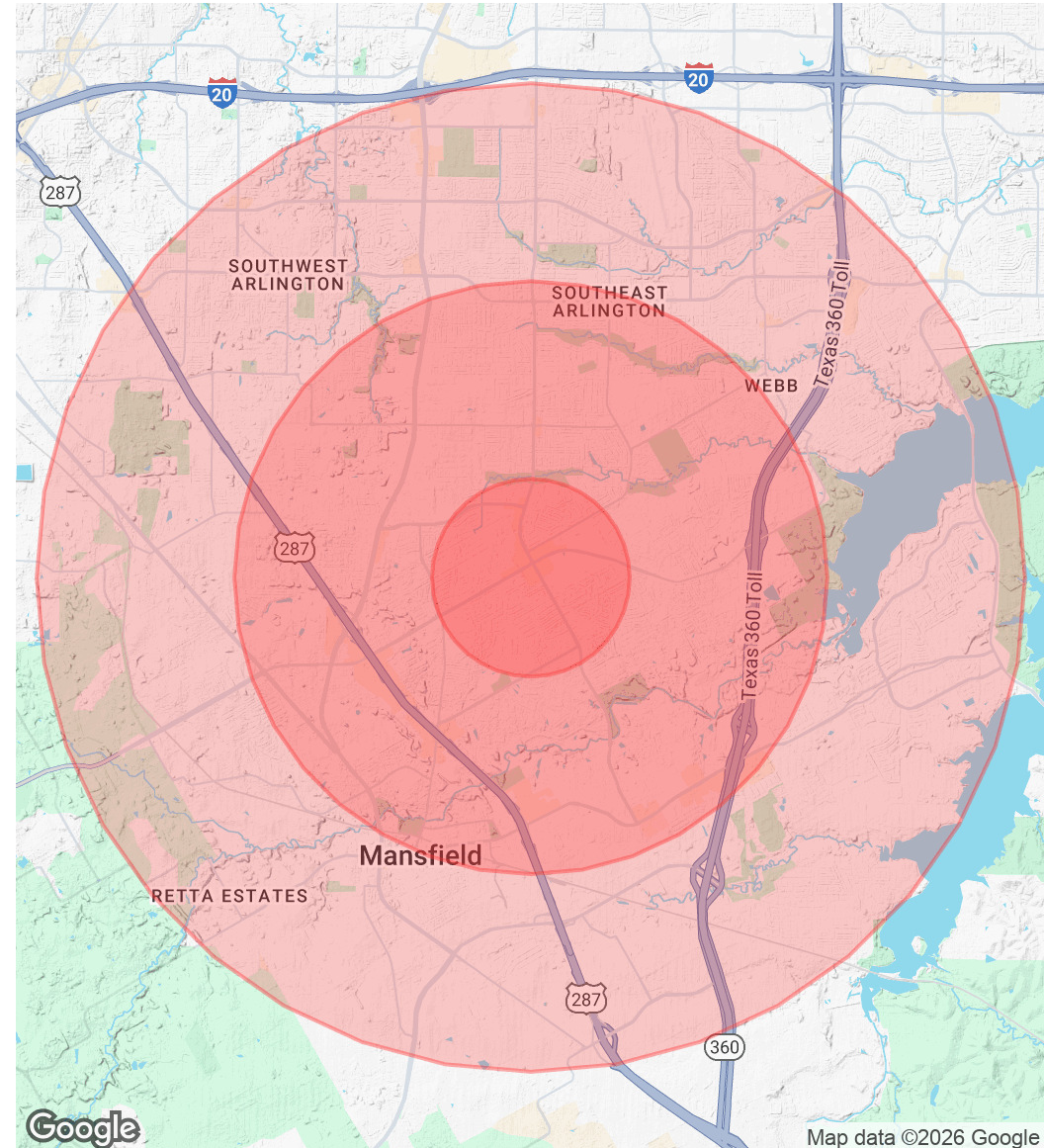
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,542	101,431	219,952
Average Age	36.2	34.7	35.2
Average Age (Male)	35.9	33.4	33.6
Average Age (Female)	37.0	36.0	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,131	30,786	68,702
# of Persons per HH	3.0	3.3	3.2
Average HH Income	\$106,418	\$107,090	\$105,426
Average House Value	\$247,511	\$229,906	\$237,455

2020 American Community Survey (ACS)



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