



## BROAD STREET RETAIL – FOR LEASE

1831 E Broad St, Mansfield, TX 76063

**Cody Johnson** 214.295.8583 [cjohnson@crestcommercial.com](mailto:cjohnson@crestcommercial.com)

9330 Lyndon B Johnson Fwy #1080, Dallas, TX 75243 | 214.696.6677 | [crestcommercial.com](http://crestcommercial.com)



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## PROPERTY HIGHLIGHTS

- Located off E. Broad St. - 24,239 VPD
- Consumer Spending within a 5 mile radius exceeds \$2 billion annually
- \$187,843 Household Income within 1 mile

## OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (NNN)
Number of Units:	26
Available SF:	725 - 3,465 SF
Lot Size:	68,210 SF
Building Size:	18,618 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,590	24,673	52,226
Total Population	4,554	74,901	165,229

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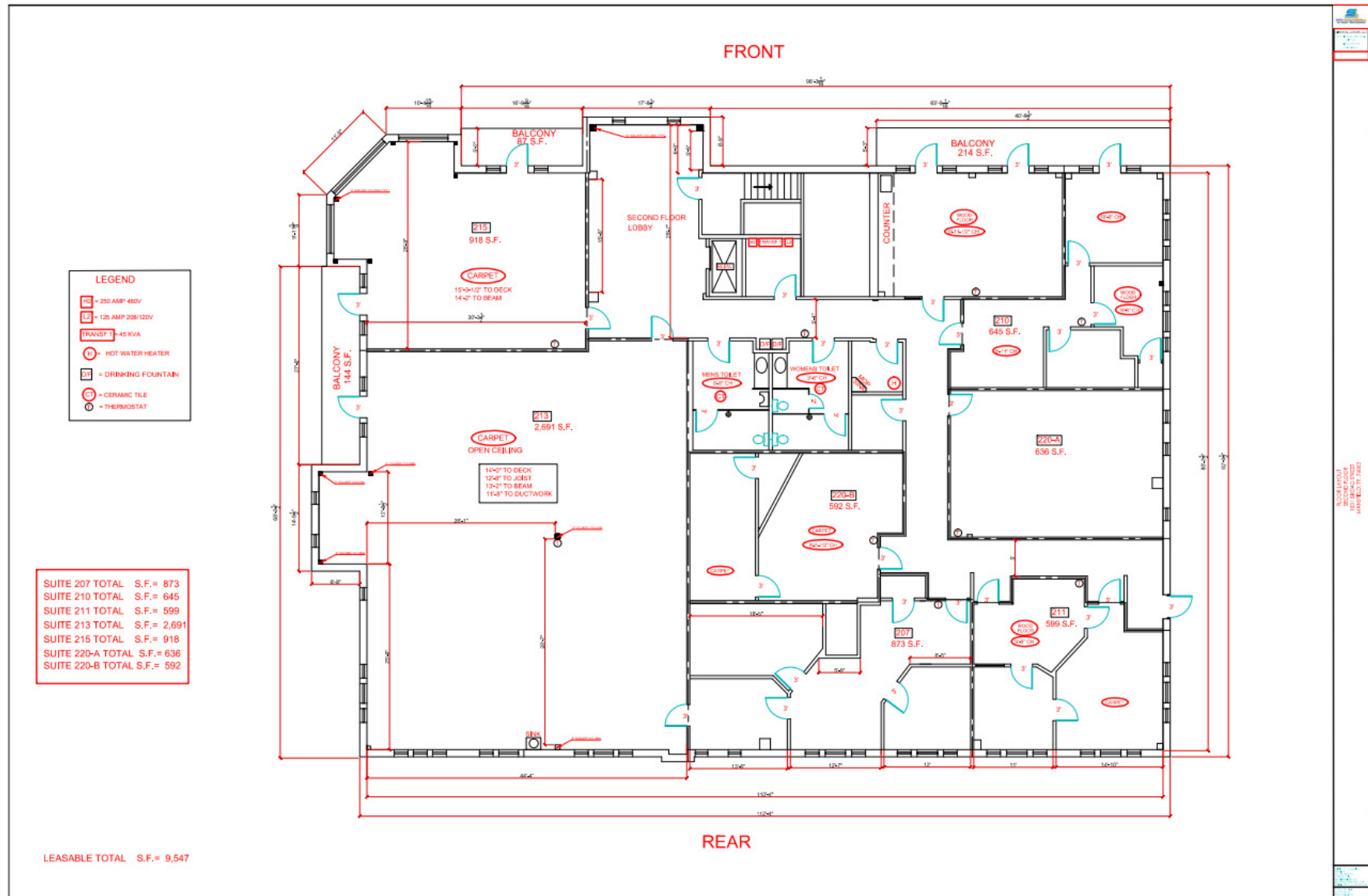
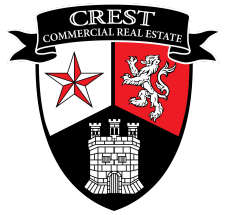
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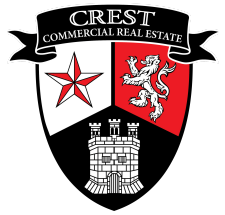
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	725 - 3,465 SF	Lease Rate:	\$36.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 207	Available	1,071 SF	NNN	\$36.00 SF/yr	-
Suite 211	Available	735 SF	NNN	\$36.00 SF/yr	-
Suite 213	Available	3,465 SF	NNN	\$36.00 SF/yr	-
Suite 220B	Available	725 SF	NNN	\$36.00 SF/yr	-

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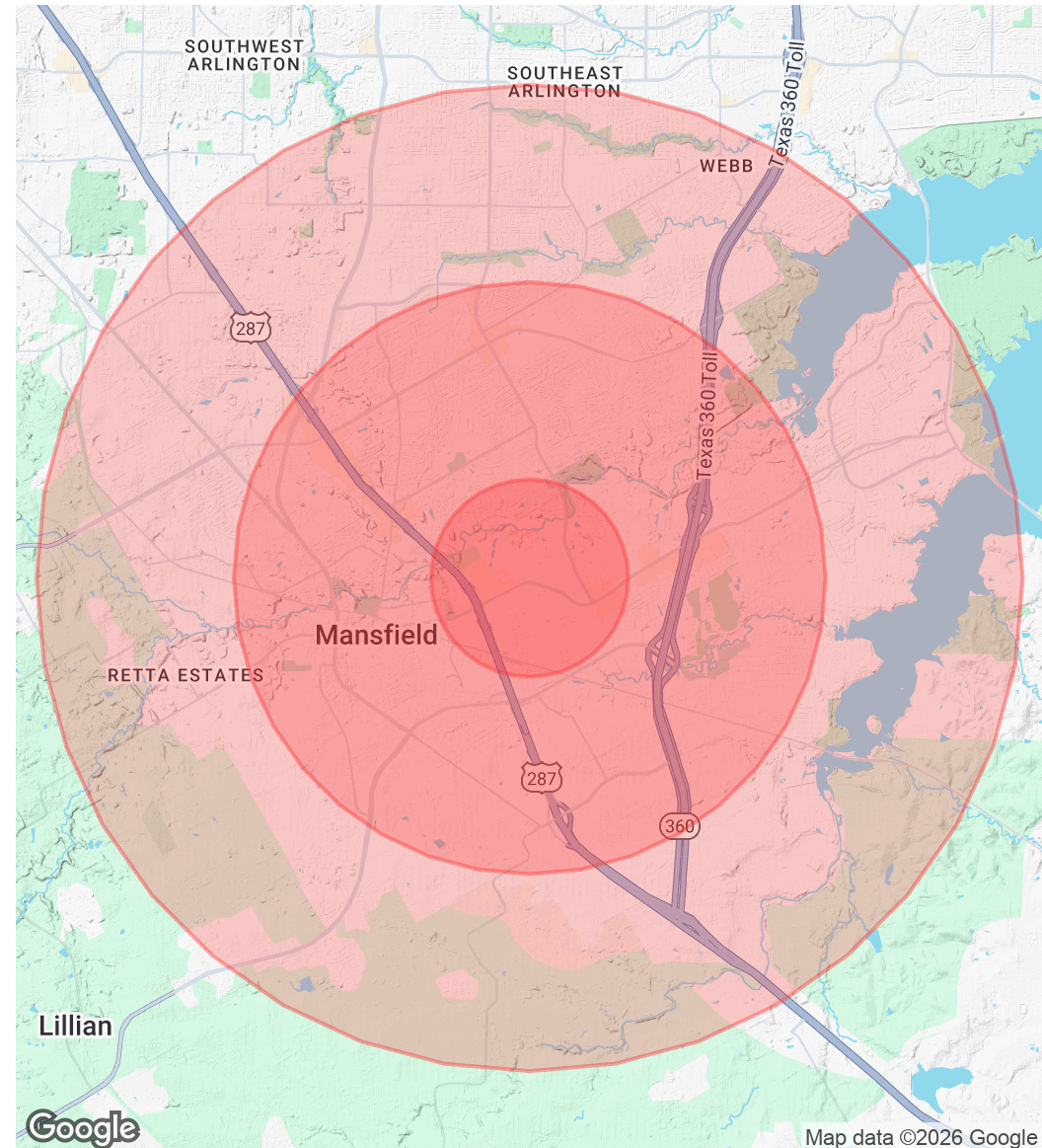


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,554	74,901	165,229
Average Age	44	37	37
Average Age (Male)	44	36	36
Average Age (Female)	45	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,590	24,673	52,226
# of Persons per HH	2.9	3	3.2
Average HH Income	\$187,843	\$138,413	\$135,002
Average House Value	\$512,017	\$409,578	\$386,031

*Demographics data derived from AlphaMap*



Map data ©2026 Google

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