

# Retail ★ LEASE

LanCarte.com

1826 CANNON DR., MANSFIELD, TX 76063



**LANCARTE**  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

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**PROPERTY FEATURES**

- 2 Spaces Available
  - 1,600 SF Unit
  - 3,600 SF Unit
- 3,600 SF Unit - 2nd Gen Retail Space - Turnkey
  - 9 Offices
  - Large Reception Area w/ Beautiful Finish Out
- 1,600 SF Unit - Shell Condition, TI Available
- Great Co-Tenancy
- Abundant Parking
- In Mansfield Retail Corridor

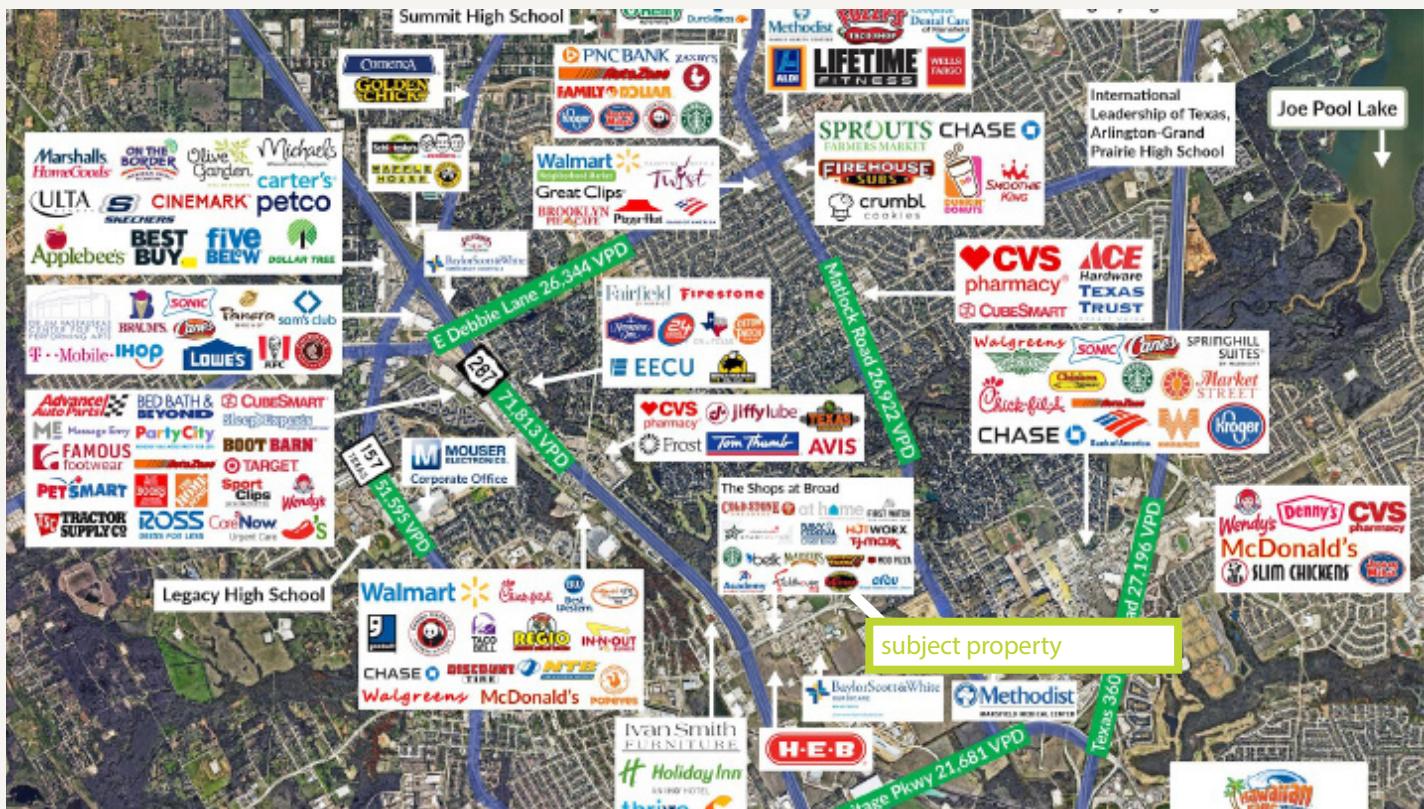
**LOCATION OVERVIEW**

1826 Cannon Drive is ideally located in the heart of Mansfield's rapidly growing retail corridor, just off US Highway 287 and East Broad Street. This high-visibility location benefits from strong daily traffic counts, excellent accessibility, and proximity to major national retailers, restaurants, and neighborhood services. The surrounding area features affluent residential communities with high household incomes and consistent population growth, supporting strong consumer demand. With its convenient access, newer construction, and position within a thriving commercial hub, the site offers an exceptional opportunity for retail, restaurant, or service-oriented users seeking exposure in one of Mansfield's most active trade areas.

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RETAIL MAP



DEMOGRAPHICS: WITH 5 MILE RADIUS

POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	BACHELORS/GRAD
<b>172K</b>	<b>56K</b>	<b>\$115K</b>	<b>45.8%</b>
MEDIAN AGE	NET WORTH		
<b>36.1</b>	<b>\$416K</b>		



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*Relentlessly Pursuing What Matters*

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