



LEASE

1205 E Debbie Ln

1205 E DEBBIE LN

Mansfield, TX 76063

PRESENTED BY:

BRAD TYNDALL

O: 940.381.2220

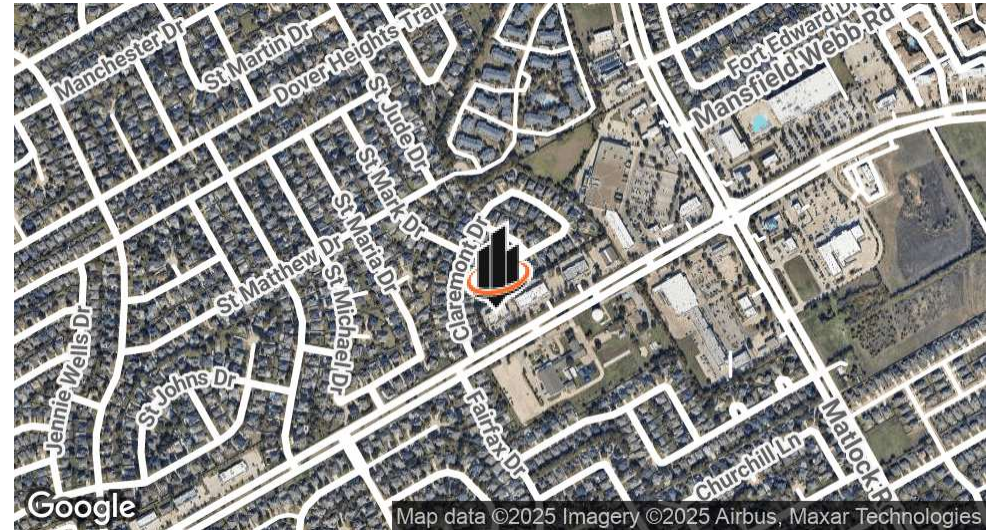
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MASON SHANAHAN

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- High visibility
- Ample parking
- Modern interior finishes
- Open floor plan
- High traffic area
- Accessible from major highways

OFFERING SUMMARY

LEASE RATE:	\$29.00 SF/yr (NNN)
AVAILABLE SF:	1,419 SF

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PROPERTY DESCRIPTION

This prime property offers high visibility, ensuring maximum exposure for your business. With ample parking and a modern interior, it provides a welcoming environment for both customers and employees.

LOCATION DESCRIPTION

Located at the busy intersection of E Debbie Lane and Matlock Road in Mansfield, TX, 1205 E Debbie Ln offers excellent visibility and high traffic exposure. Surrounded by established retailers like Sprouts, Aldi, and Kroger, the area sees strong daily foot traffic. The property benefits from rapid residential growth and proximity to top-rated schools. It's a prime spot for retail or service businesses looking to thrive in a high-demand area.

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,419 SF	LEASE RATE:	\$29.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 115	Available	1,419 SF	NNN	\$29.00 SF/yr	Second Generation Retail Space currently setup for Barber Shop

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

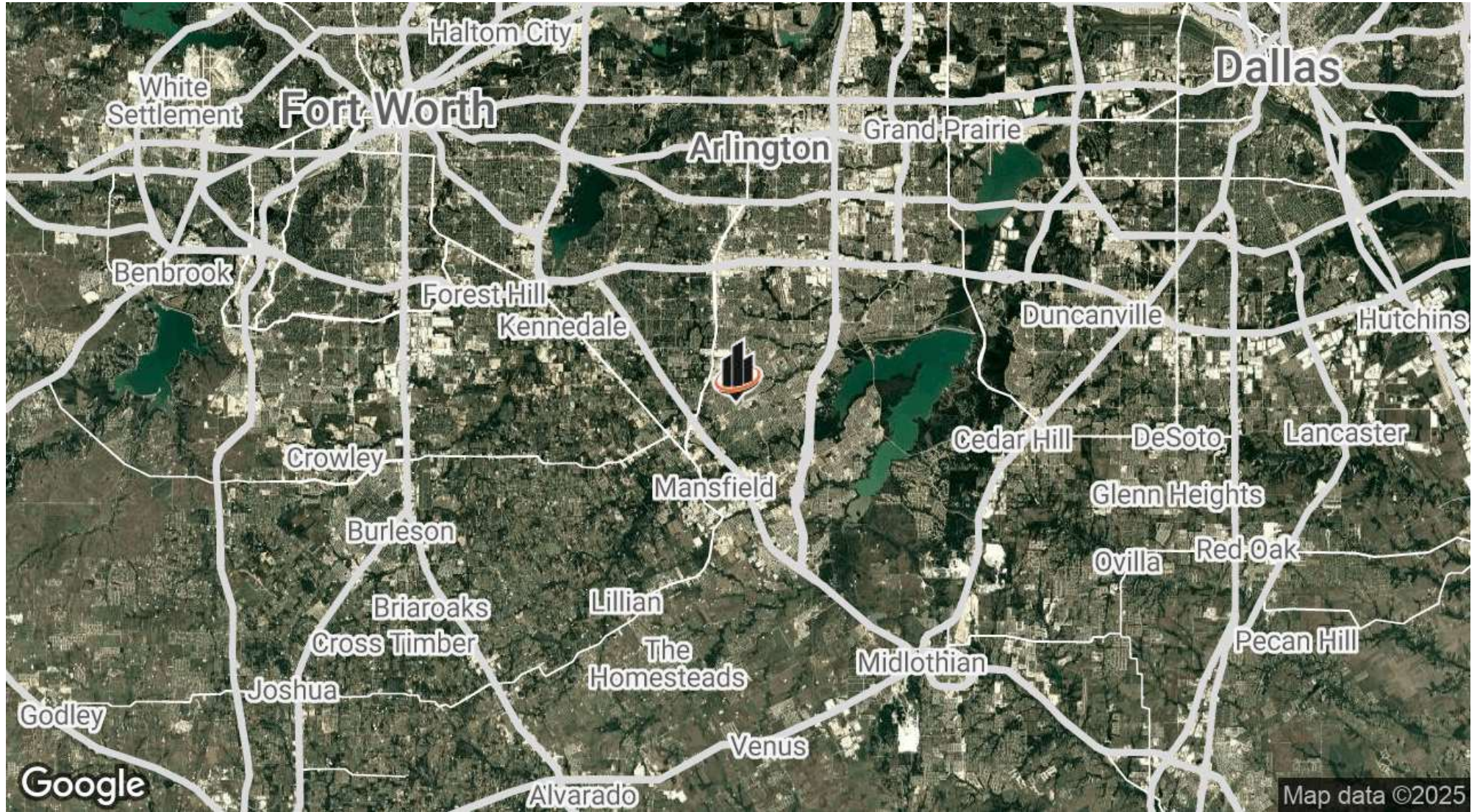


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

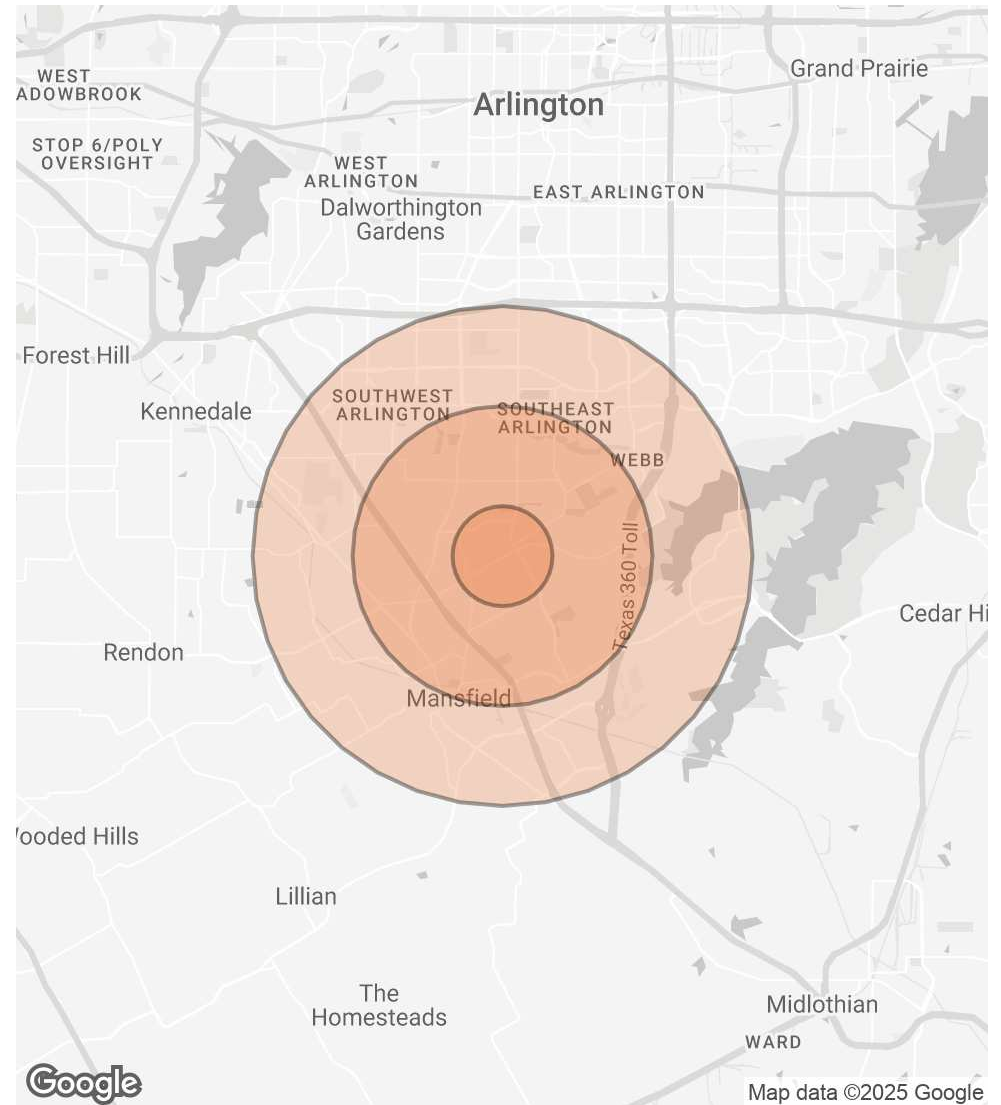
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,530	104,299	219,054
AVERAGE AGE	38	37	37
AVERAGE AGE (MALE)	37	36	36
AVERAGE AGE (FEMALE)	39	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,017	33,413	70,703
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$132,740	\$128,152	\$125,553
AVERAGE HOUSE VALUE	\$374,198	\$362,777	\$358,523

Demographics data derived from AlphaMap



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LISTING CONTACTS



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The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent Texas State Capitol building in the center. The building is a large, classical-style structure with a tall, dark dome and a clock tower. The surrounding area includes various commercial buildings, parking lots, and green spaces. The sky is a soft, hazy orange, suggesting a sunset or sunrise. Overlaid on the image is a logo consisting of three vertical white bars of varying heights, with an orange and white swoosh underneath. To the right of the logo, the letters 'SVN' are written in a large, white, sans-serif font. Below this, the words 'VERUS COMMERCIAL' are written in a smaller, white, sans-serif font.

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