



## GREAT LAKES CENTER - MANSFIELD – FOR LEASE

2840 Farm to Market Road 157, Mansfield, TX 76063

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## PROPERTY DESCRIPTION

Discover the perfect opportunity for your business at this remarkable property in Mansfield, TX. Boasting modern amenities and flexible floor plans, this prime location offers the ideal setting for your office space needs. With ample parking, easily accessible highways, and a strategic location, this property provides both convenience and visibility for your business. The well-designed interior spaces and professional environment create an inviting atmosphere for employees and clients alike. From the spacious lobby to the state-of-the-art conference facilities, every detail has been carefully crafted to elevate your business operations. Embrace the potential for growth and success at this exceptional property.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	10
Available SF:	1,419 - 2,586 SF
Building Size:	18,275 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,964	31,100	70,057
Total Population	9,606	95,332	209,517
Average HH Income	\$151,576	\$127,796	\$124,624

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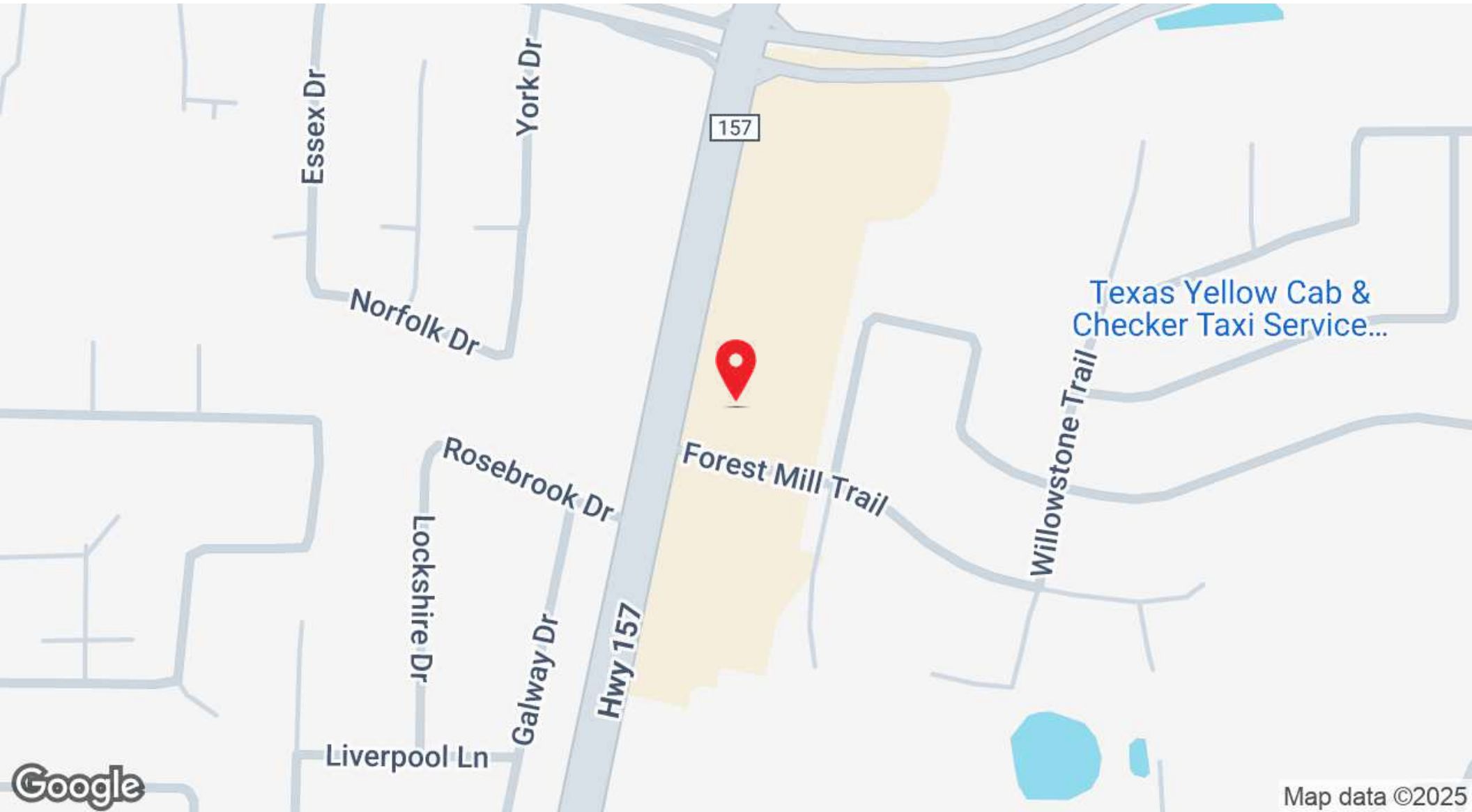
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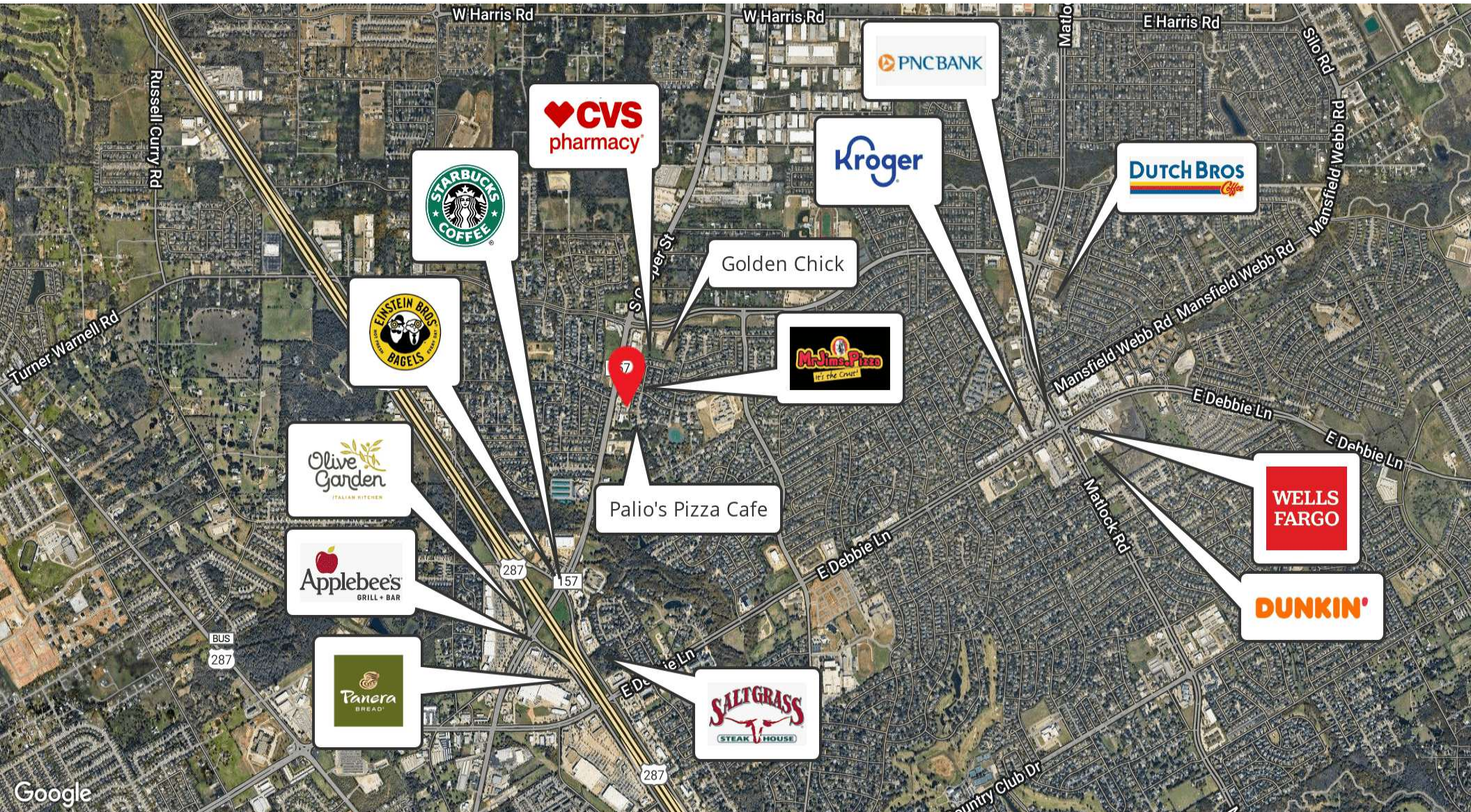
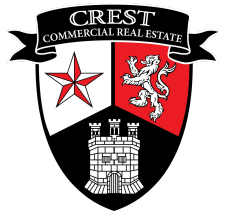
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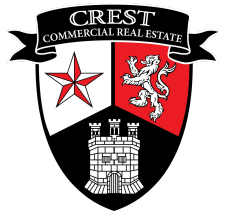
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,419 - 2,586 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	1,419 SF	NNN	Negotiable	Open Layout
Suite 118	Available	2,005 SF	NNN	Negotiable	Former Vet Clinic
Suite 128	Available	2,586 SF	NNN	Negotiable	Former Nail Salon

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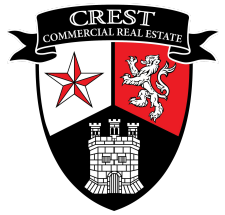
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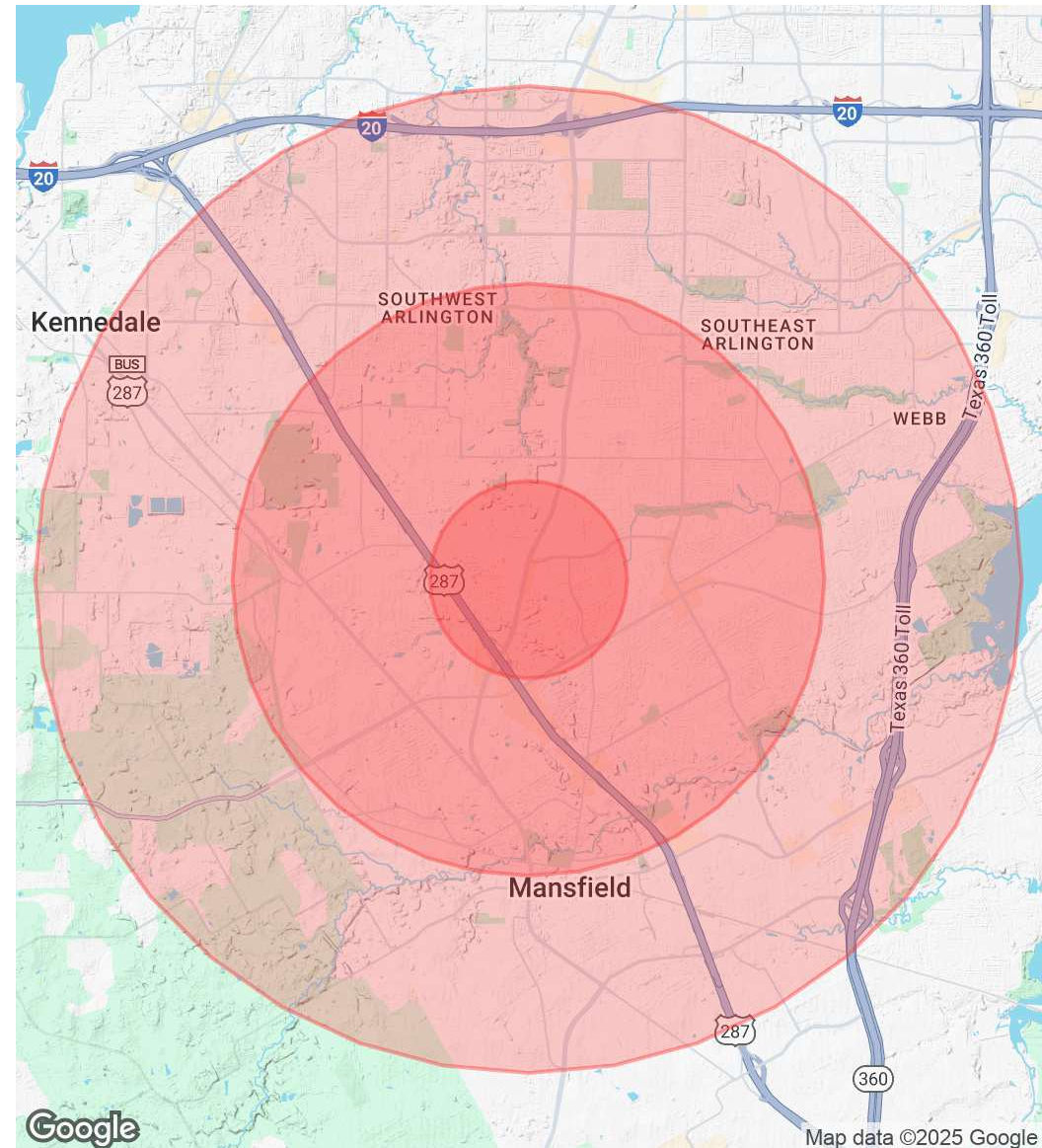


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,606	95,332	209,517
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,964	31,100	70,057
# of Persons per HH	3.2	3.1	3
Average HH Income	\$151,576	\$127,796	\$124,624
Average House Value	\$378,667	\$366,010	\$362,834

RACE	1 MILE	3 MILES	5 MILES
% White	49.5%	44.2%	43.0%
% Black	23.8%	25.2%	25.3%
% Asian	8.6%	7.9%	8.0%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	0.7%	0.8%	0.8%
% Other	4.7%	8.2%	8.8%

Demographics data derived from AlphaMap



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