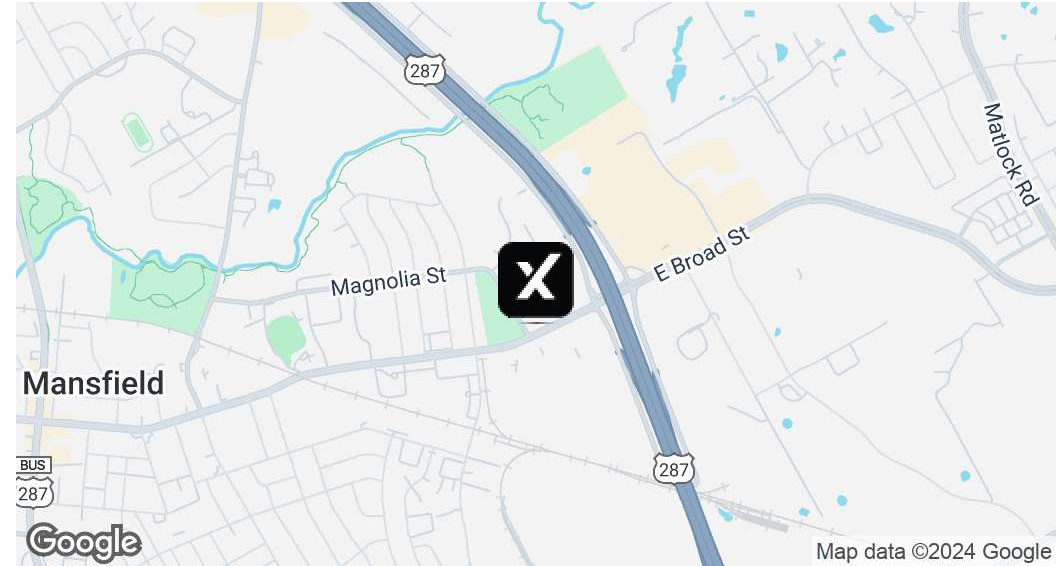


FOR LEASE | E Broad Building

1557 E Broad St, Mansfield, TX 76063



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$18.00 - 20.00 SF/yr (Gross)
Building Size:	3,100 SF
Available SF:	1,178 - 1,992 SF
Lot Size:	8,216 SF
Number of Units:	3
Year Built:	1988
Zoning:	F1

PROPERTY OVERVIEW

Impeccably positioned at 1557 E Broad St, Mansfield, TX, this property offers an exceptional leasing opportunity. Boasting 3,100 square feet divided into three separate units, this space is well-equipped to meet a variety of business needs. The previous tenants included a hair salon, mortgage company, and podcast studio, showcasing the versatility of the premises. With a prime location and high visibility, this property provides an ideal canvas for businesses to establish or expand their presence in the thriving Mansfield market. Take advantage of this prime leasing opportunity to bring your vision to life in this dynamic business corridor.

PROPERTY HIGHLIGHTS

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judy@engvest.com

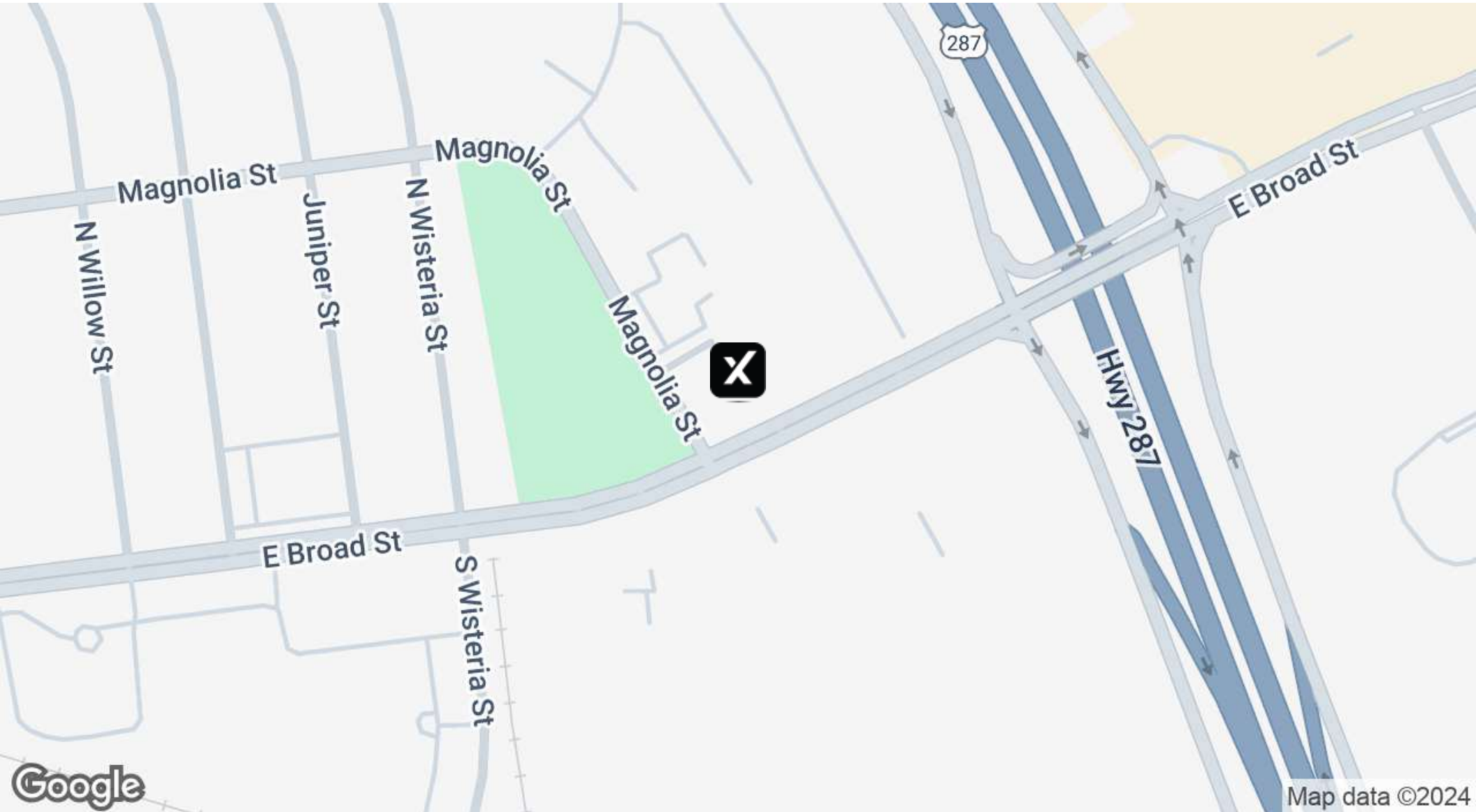
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Map data ©2024

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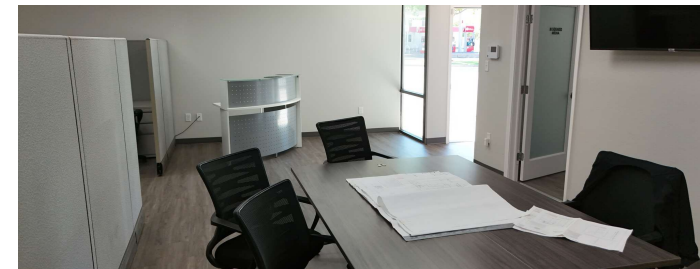
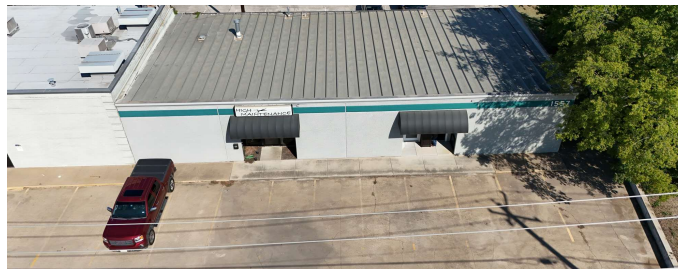
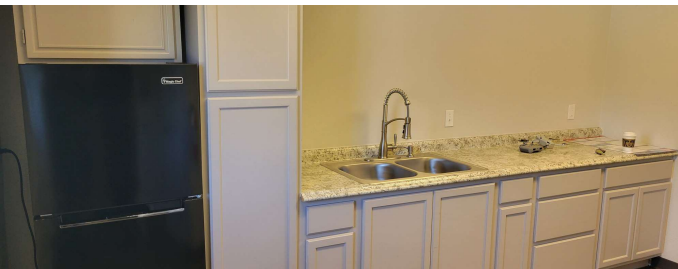
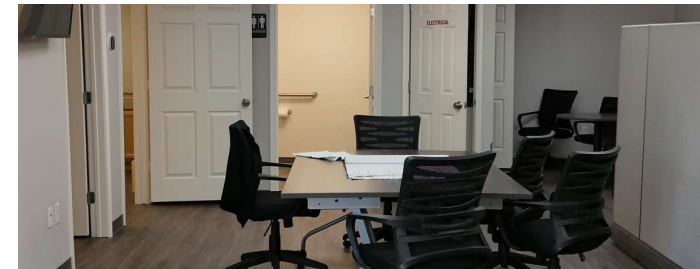
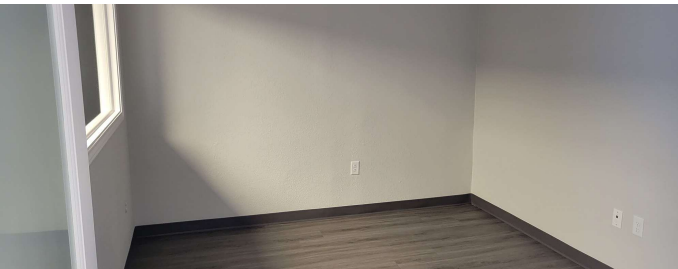
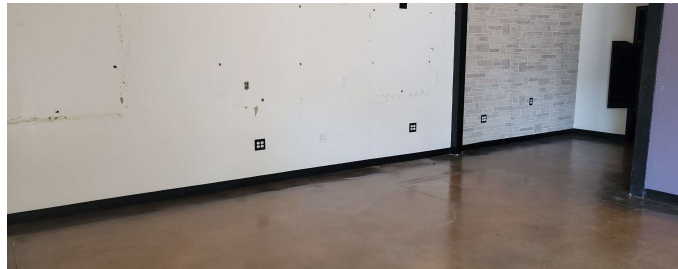
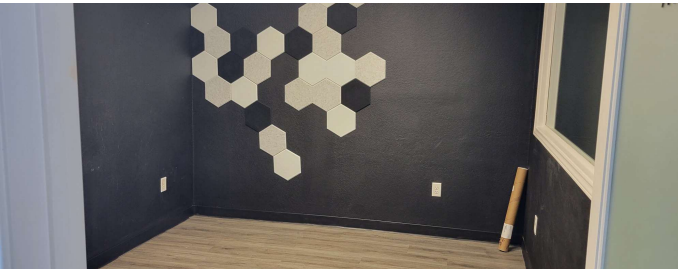
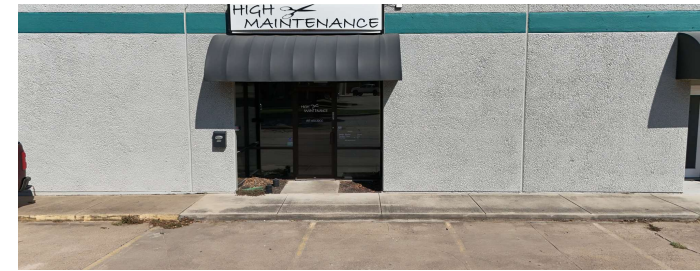
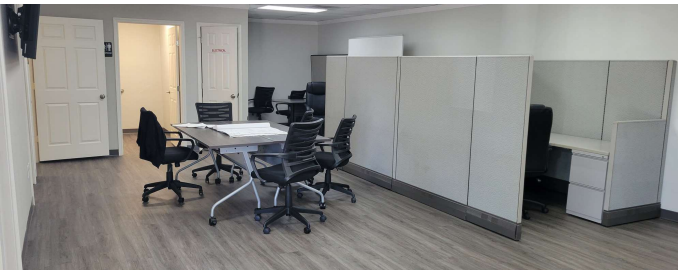
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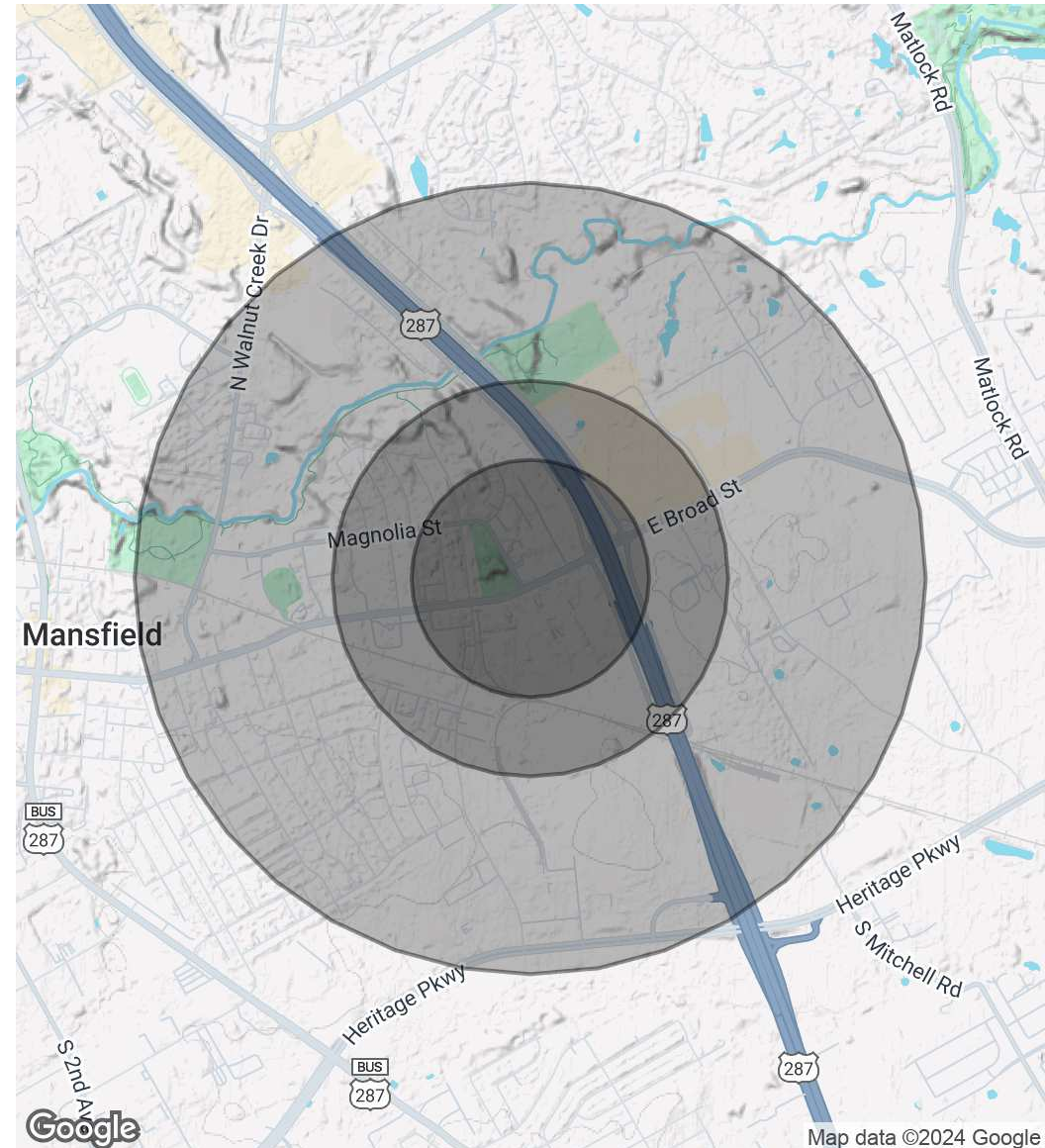
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	591	1,329	4,914
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	462	1,676
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$101,936	\$103,426	\$114,044
Average House Value	\$305,063	\$358,714	\$423,374

Demographics data derived from AlphaMap



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LOCATION DESCRIPTION

The property's close proximity to Highway 287 and its location on the main road of East Broad provides excellent accessibility and visibility for potential tenants or investors. This prime positioning ensures convenient commuting for employees and easy access for visitors, making it an attractive choice for businesses looking to establish a prominent presence in the area.

LOCATION DETAILS

County	Tarrant
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