



Macro Aerial

132 US Hwy 287 Mansfield, TX 76063



Legal notice: The information herein was obtained from sources deemed reliable; however, Ashton Gray LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, changes of price, prior sale or lease, or withdrawal without notice.

ASHTON GRAY

Summary

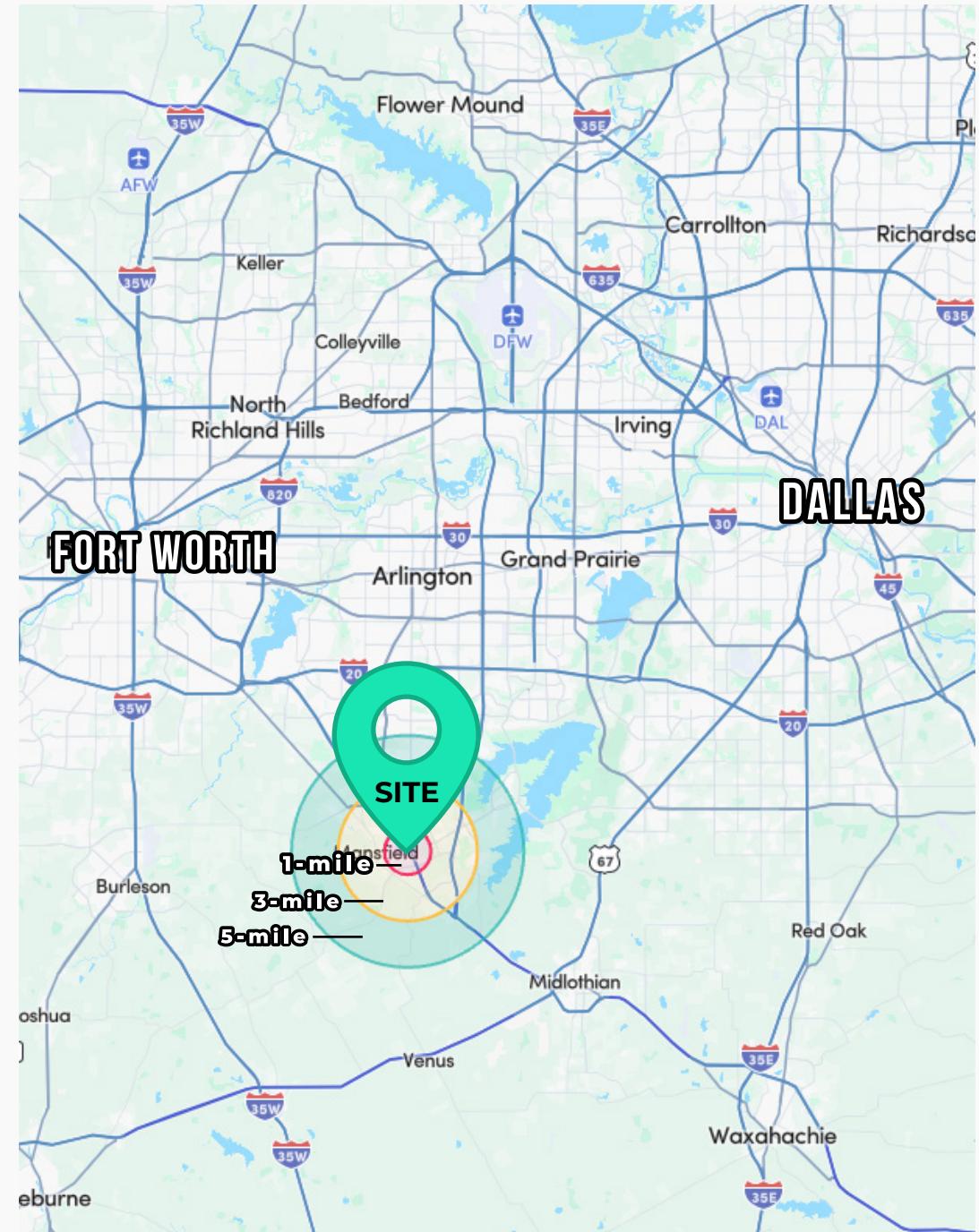
- **Lease Rate:** Call for Pricing
- **Building Size:** 5,095 SF
- **Available For Lease:** 2,095 SF
- **Co-Tenants:** Dental

Property Overview

- Prime shop space located on Hwy 287 frontage across from brand new HEB power center
- Center is anchored by Kohl's and Hobby Lobby
- Excellent demographic profile- AHHI exceeding \$110,000

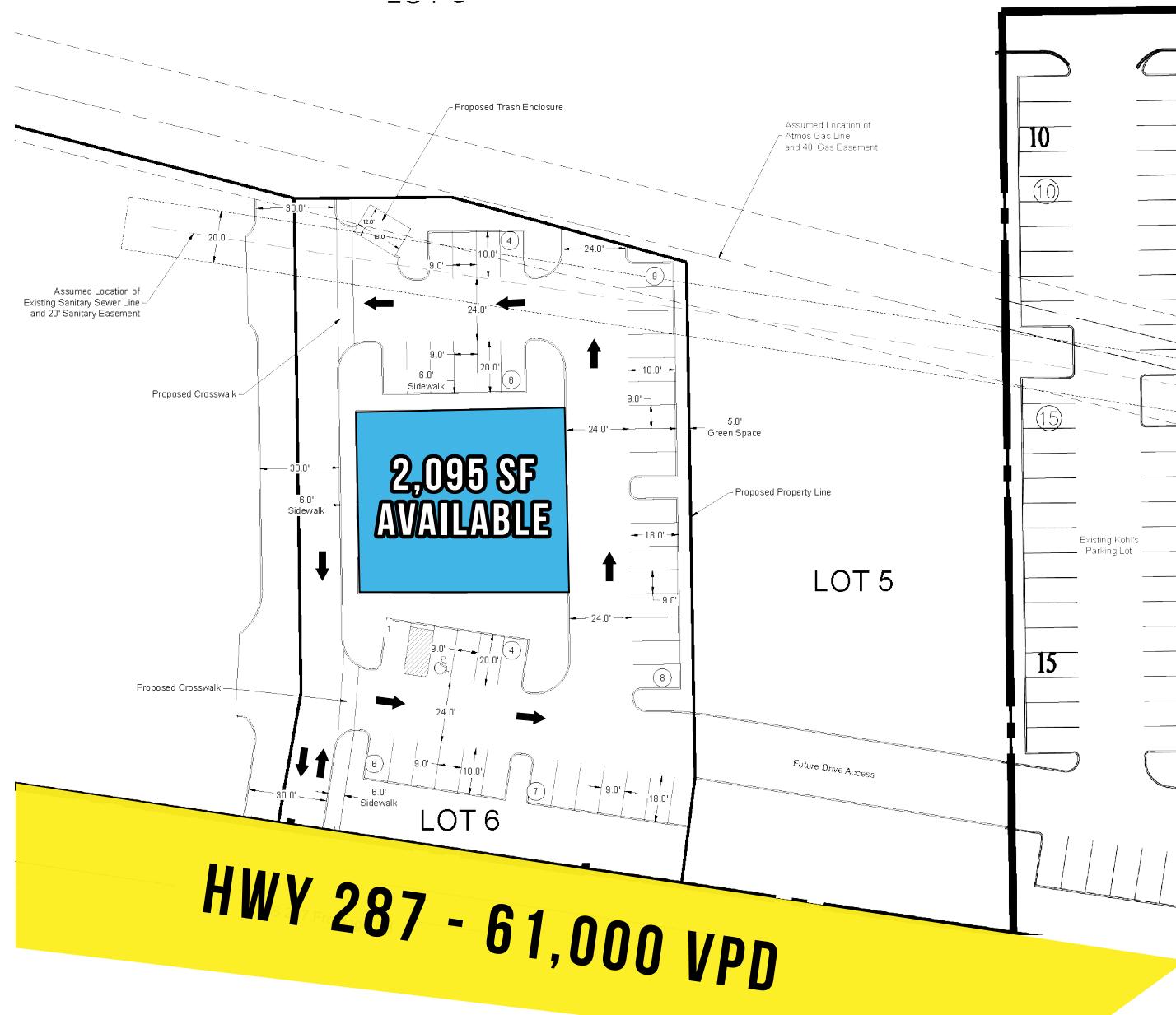
Demographics

2025 Population		
3,971 1 Mile	59,549 3 Mile	139,396 5 Mile
2029 Projected Growth ('25-'29)		
1.40% 1 Mile	1.70% 3 Mile	1.50% 5 Mile
Avg. Household Income		
\$112,151 1 Mile	\$121,850 3 Mile	\$123,373 5 Mile



Site Plan

132 US Hwy 287 Mansfield, TX 76063





ASHTONGRAY

Michael Feighny
Director, Retail Leasing - Texas

O: +1 (405) 300-4003
P: +1 (405) 361-9778
E: michaelfeighny@ashtongray.com



Jack Geurkink
Director, Healthcare Leasing

O: +1 (405) 300-4003
P: +1 (405) 249-0890
E: jackgeurkink@ashtongray.com

