



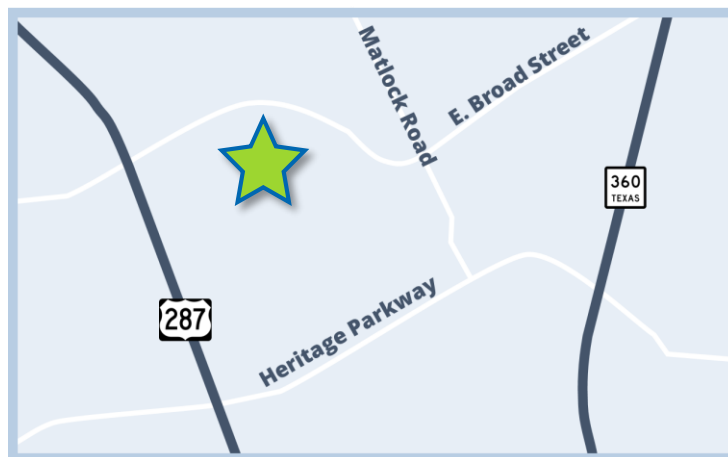
1748 E. Broad Street

Mansfield, Texas 76063

FOR SALE

Property Details

- 7,551 square foot building
- Built in 2008
- Two (2) strong credit tenants
- NOI - \$159,155
- 1.71 acres on hard corner lot
- Excellent visibility & curb appeal
- Approximately 2,000,000 square feet of high occupancy retail within a 3.5 mile radius



Traffic Counts

US Highway 287 at Broad Street: 32,733 vpd
 Broad Street at US Highway 287: 41,118 vpd

Source: Mansfield Economic Development

Tenants



Demographics

Variable	3 Miles	5 Miles
Total Population	63,933	136,069
Median HH Income	\$98,725	\$93,512

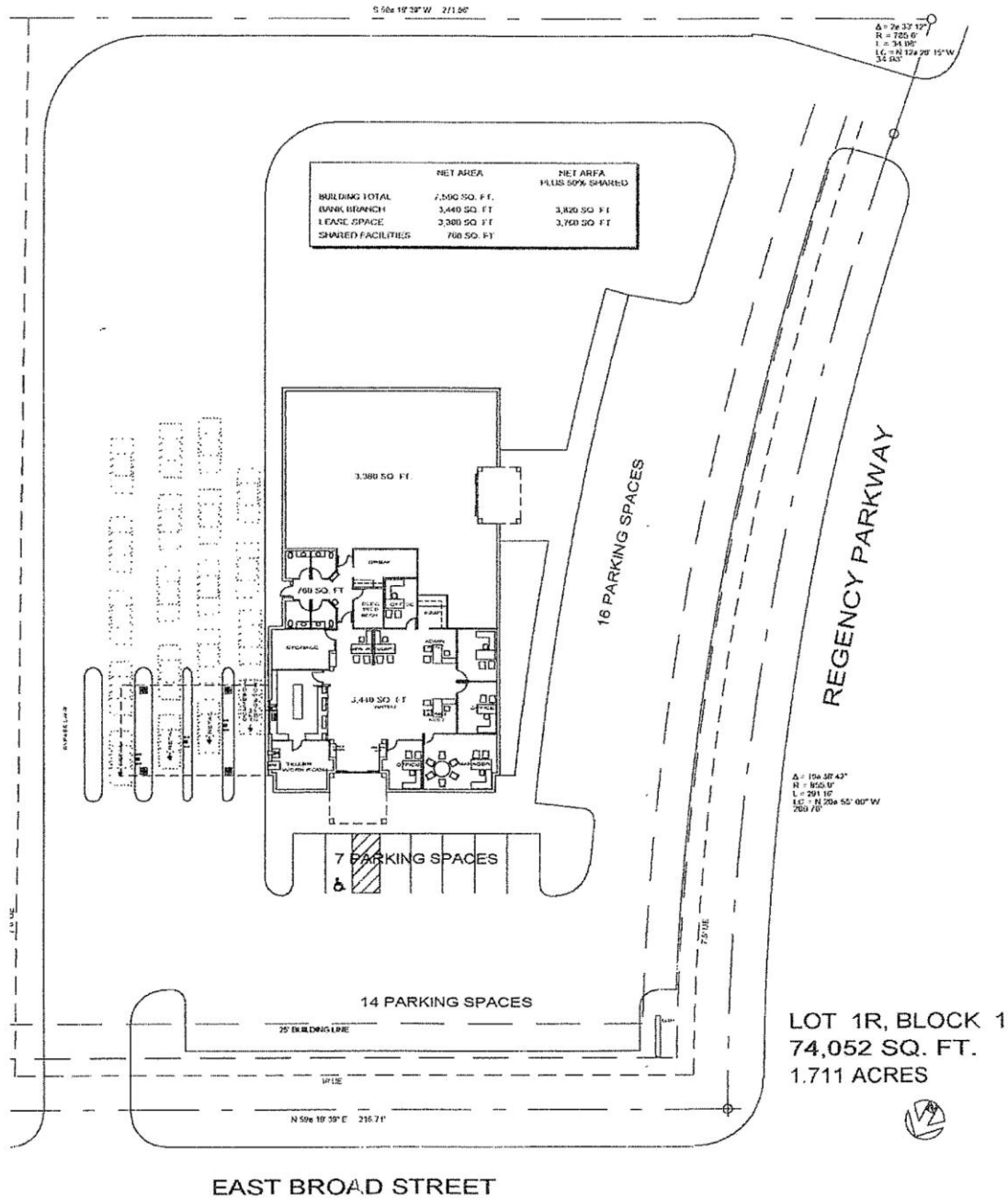


CITADEL
PARTNERS

1748 E. Broad Street

Mansfield, Texas 76063

SITE PLAN



FOR MORE INFORMATION:



A REAL ESTATE ADVISORY FIRM

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