



SIZE

55,353 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
20,365	108,288	238,342
Households		
6,631	34,395	76,786
Median HH Income (\$)		
114,914	103,748	104,500

MAJOR TENANT(S)

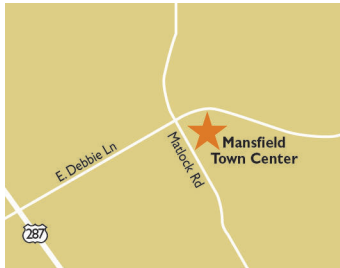
Sprouts Farmers Market
 Hollywood Feed
 Firehouse Subs
 Smoothie King

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1550 E. Debbie Lane | Mansfield, TX 76063

PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market
- Additional national tenants includes Dunkin' Donuts, Firehouse Subs and Smoothie King
- Population exceeds 108,200 in a three-mile radius with an average household income greater than \$124,100
- Located at the intersection of Debbie Lane (18,400 VPD) and Matlock Road (22,300 VPD)

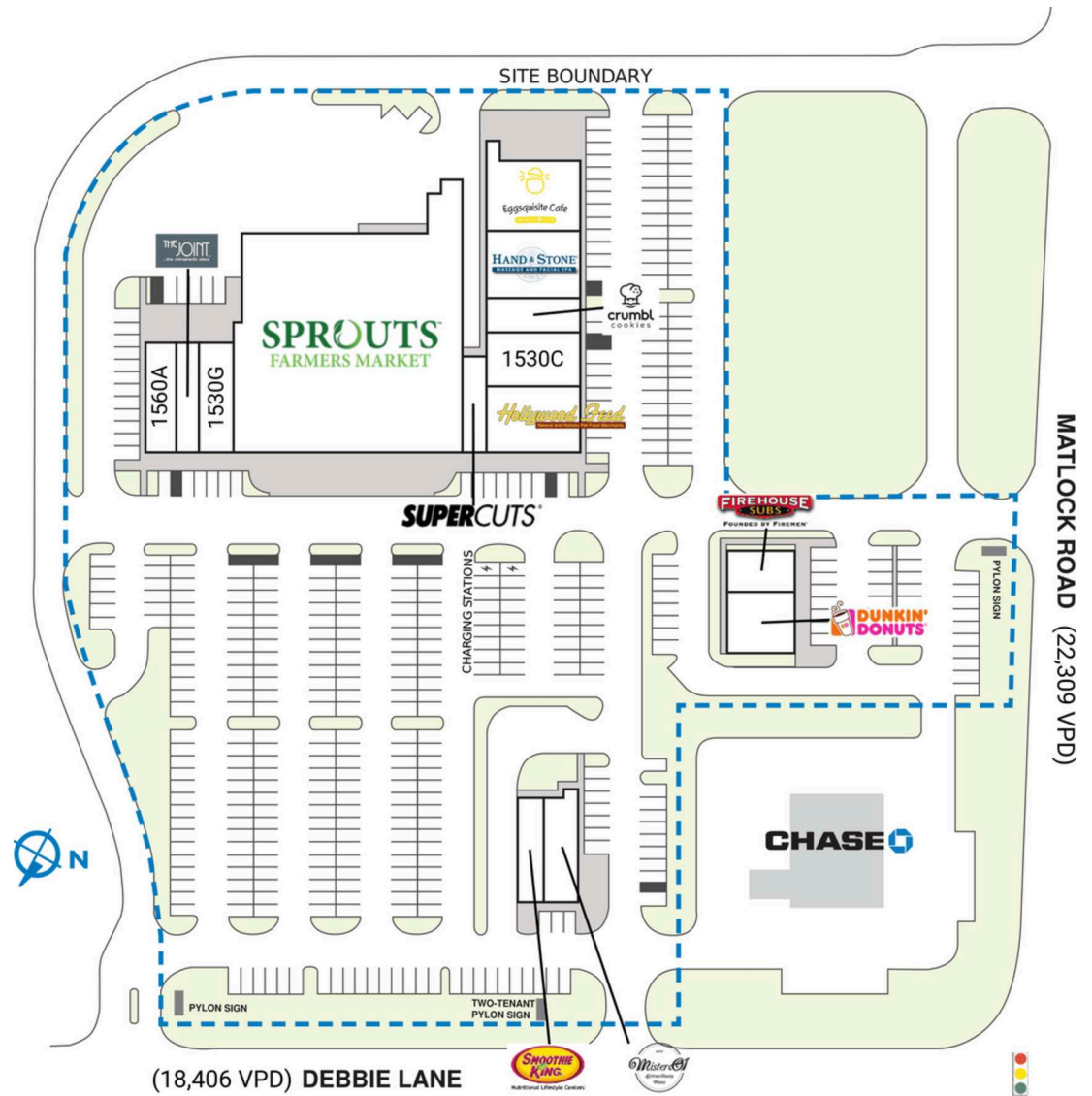


MANSFIELD MARKET CENTER

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SPACE	TENANT	SQ. FT.
OUT1	Mister O! Pizza	2,200 SF
OUT2	Smoothie King	1,050 SF
1530A	Supercuts	1,190 SF
1530B	Hollywood Feed	3,000 SF
1530C	Amaris Nails & Spa	2,500 SF
1530D	Crumbl Cookies	1,883 SF
1530E	Hand & Stone Massage and Facial Spa	3,000 SF
1530F	Eggsquisite Cafe	3,477 SF
1530G	Brain Balance of Mansfield	2,480 SF
1550	Sprouts Farmers Market	27,500 SF
1560A	Pine Cove Dental	2,000 SF
1560B	The Joint	1,120 SF
2950A	Dunkin'	2,200 SF
2950B	Firehouse Subs	1,753 SF
TOTAL SQ. FT.		55,353

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

MANSFIELD MARKET CENTER

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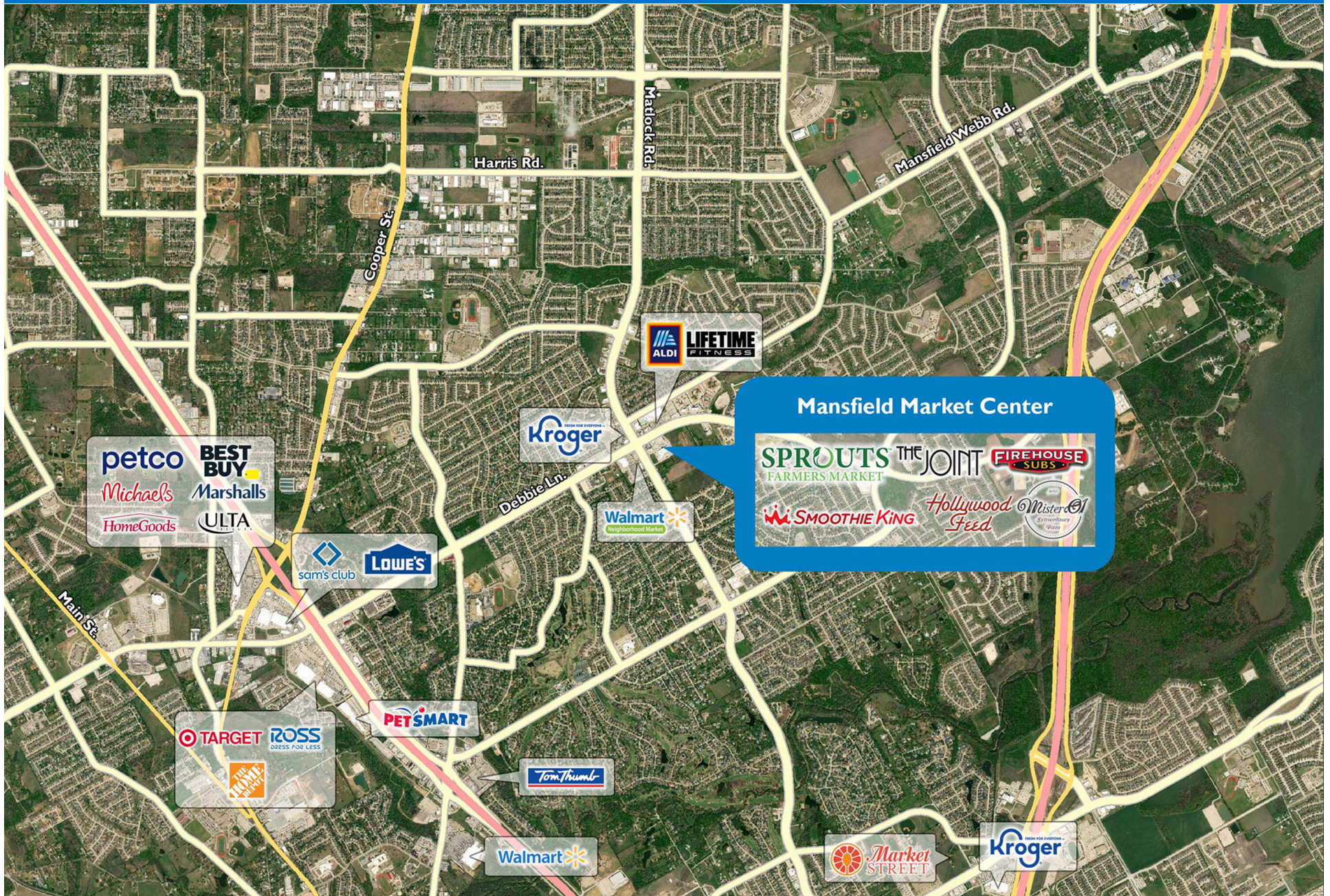
NEW
Multifamily
Development
(476 Units)

NEW
Office & Retail
Development



MANSFIELD MARKET CENTER

1550 E. Debbie Lane | Mansfield, TX 76063



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval Retrieval
 Apr 17, 2024



Latitude: 32.605896 Longitude: -97.113189

Mansfield Market Center Mansfield, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	20,365	108,288	238,342
	2028 Projected Population	22,094	116,112	254,999
	2010 Census Population	17,707	90,135	185,458
	2000 Census Population	7,018	42,666	105,105
	1990 Census Population	2,212	17,119	58,569
	Historical Annual Growth 1990 to 2000	12.24%	9.56%	6.02%
	Historical Annual Growth 2000 to 2010	9.70%	7.77%	5.84%
	Estimated Annual Growth 2010 to 2023	1.02%	1.34%	1.84%
	Projected Annual Growth 2023 to 2028	1.64%	1.40%	1.36%
	Median Age	38.0	36.7	36.9
Households	Q4 2023 Estimated Households	6,631	34,395	76,786
	2028 Projected Households	7,208	36,982	82,166
	2010 Census Households	5,549	28,316	59,621
	2000 Census Households	2,234	13,675	34,180
	1990 Census Households	729	5,715	19,779
	Historical Annual Growth 1990 to 2000	11.84%	9.12%	5.62%
	Historical Annual Growth 2000 to 2010	9.53%	7.55%	5.72%
	Estimated Annual Growth 2010 to 2023	1.30%	1.42%	1.86%
	Projected Annual Growth 2023 to 2028	1.68%	1.46%	1.36%
	Population per Household	3.06	3.13	3.09
Population by Race	White	41.1%	39.3%	38.1%
	Black or African American	26.4%	27.1%	26.5%
	Asian & Pacific Islander	9.8%	9.1%	9.6%
	Other Races	6.3%	4.7%	4.7%
	Hispanic Population	16.4%	19.8%	21.1%
Income	Average Household Income	\$130,278	\$124,161	\$124,302
	Median Household Income	\$114,914	\$103,748	\$104,500
	Per Capita Income	\$42,548	\$39,626	\$40,165
Education (Age 25+)	Elementary	1.3%	3.5%	4.2%
	Some High School	3.3%	4.2%	4.6%
	High School Graduate	20.0%	20.6%	20.3%
	Some College	22.9%	22.9%	23.2%
	Associates Degree Only	11.1%	9.9%	9.3%
	Bachelors Degree Only	28.5%	25.8%	25.3%
	Graduate Degree	12.8%	13.0%	13.2%
Business	Number of Businesses	299	1,999	4,087
	Total Number of Employees	3,809	28,035	62,591
	Employees per Business	12.74	14.03	15.31
	Residential Population per Business	68.10	54.18	58.32

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.