

MILLENNIUM RETAIL CENTER

2000 MATLOCK ROAD | MANSFIELD, TX 76063

FOR LEASE



- Great opportunity to acquire 7,720SF in the heart of Mansfield (SEQ of Matlock and Country Club Drive).
- Endcap space adjacent to Ace Hardware.
- Plenty of parking with 187 parks (7 per 1,000) on 2.9 acres.
- Average HH income in excess of \$130,000 and with VPD approaching 30,000.
- Current configuration is a former fitness related use that also utilized the space for events. Former use was used for a Cooks Children Rehab facility.
- Ideal location for many uses that require adequate parking and high income demos. Would be well suited for fitness users, event space, cheer/dance facilities, medical, vet clinic, etc.

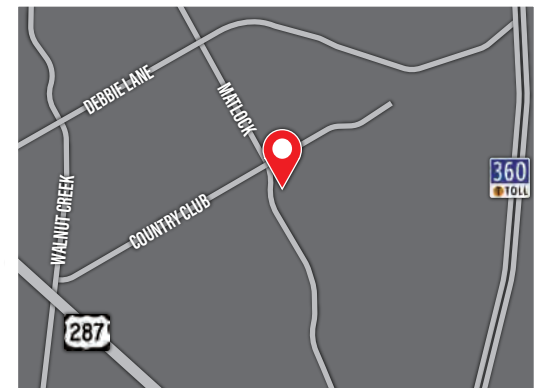
GLA
28,045 SF

AVAILABILITY
7,720 SF

PRICING
\$16 PSF NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	13,313	84,808	189,453
Average HH Income	\$145,525	\$115,990	\$109,932
Households	4,334	27,001	60,175
Daytime Population	1,337	28,327	43,401

**2020 Costar Estimates*



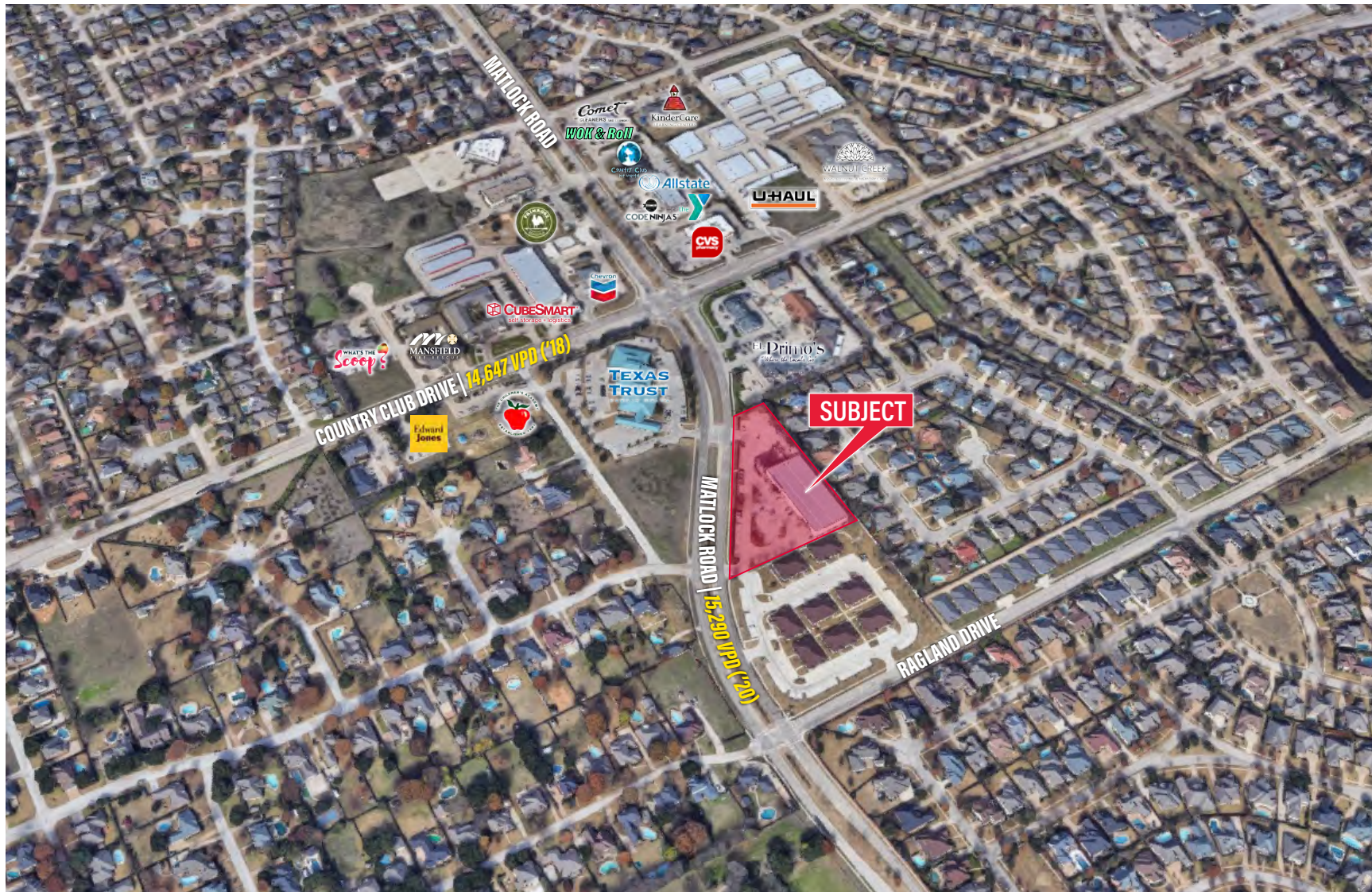
FOR MORE INFORMATION, PLEASE CONTACT

TROY MORGAN, CCIM
214 466 1543
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JUSTIN LACKEY
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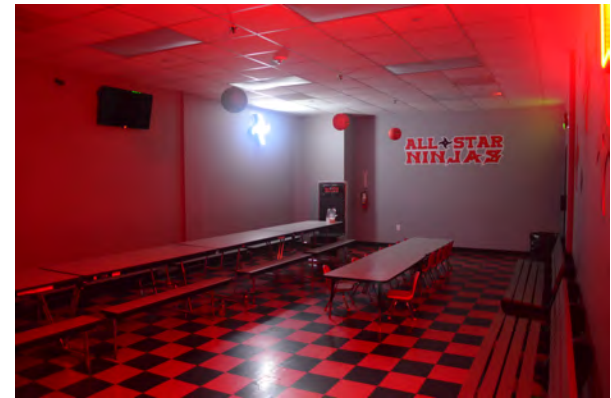
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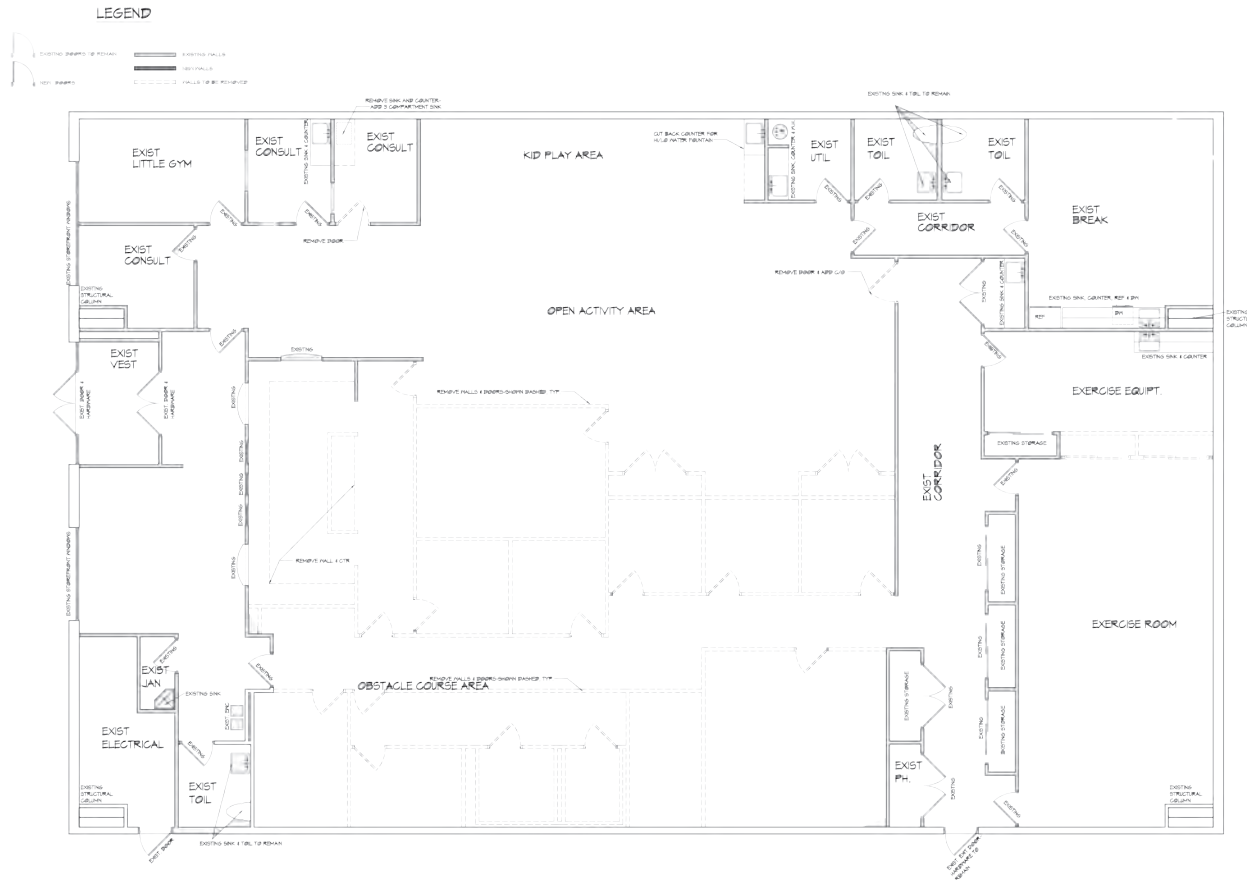
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162382

FINISH-
OUT

2000 MATLOCK ROAD
LOT 10 BLOCK BLOCK
SUBDIVISION
MANSFIELD, TEXAS
TARRANT COUNTY

DATE: 8-18-18 PBT

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.....
.....

SHEET NO.

DEMO
PLAN
1/4" = 1'0"



ARCHITECTS

SHEET NO.

A1-1

Occupancy rate over 400

Restrooms in front and back of suite

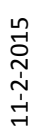
Grease trap in place



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone