



Millennium Retail Center

\$18.00 /SF/Yr

- Anchor tenant in place.
- Lots of parking.
- Space is in great shape.



2000 Matlock Rd, Mansfield, TX 76063

Rental Rate: \$18.00 /SF/Yr

Property Type: Retail

Property Subtype: Freestanding

Gross Leasable Area: 28,045 SF

Year Built: 2003

Walk Score ®: 39 (Car-Dependent)

Taxes: \$0.20 USD/SF/Mo

Operating Expenses: \$0.07 USD/SF/Mo

Rental Rate Mo: \$1.50 USD/SF/Mo

SKILES

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1st Floor Ste Suite B

Space Available	7,480 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	New
Space Use	Retail
Lease Term	5 Years

Space was built out for a gym. Designed to train for a competition like American Ninja Warrior. One large main room for play or exercise. 2 rooms for kids parties. Several smaller offices. Lots of parking. Great location. Medical welcome.

Major Tenant Information

Tenant	SF Occupied
Ace Hardware	20,500
All Star Ninjas Fitness Center	7,500



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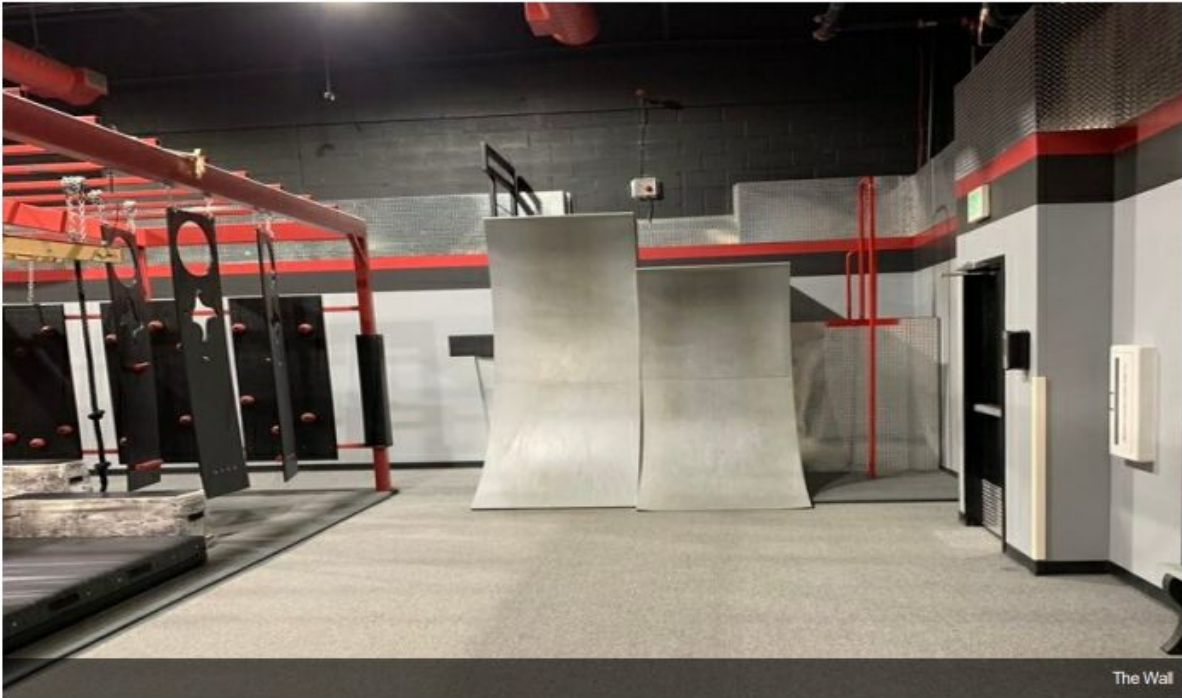
Property Photos



Property Photos



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