

Distinctive Downtown Sulphur Springs Lease Opportunity

±2,500 SF AVAILABLE TOGETHER OR AS TWO SPACES



±2,500 SF Downtown Lease Opportunity
±2,000 SF Bar/Lounge Space
Attached ±500 SF Flexible Suite
Available Together or Separately
Negotiable FF&E Available

223 Main Street | Sulphur Springs, TX 75482

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Property Overview

DOWNTOWN | ADAPTABLE | DISTINCTIVE

A $\pm 2,500$ SF downtown commercial opportunity featuring a $\pm 2,000$ SF second-generation hospitality space and adjoining ± 500 SF suite, available together or separately.

For Info:
Megan Potter-Flores | 469.688.0033



Property Overview

TWO DISTINCT SPACES. ONE DOWNTOWN OPPORTUNITY.

M&D CRE is pleased to present 223 Main Street for lease in Downtown Sulphur Springs, Texas. The approximately 2,500-square-foot property combines two distinctly finished commercial environments that may be leased together or separately. The preferred offering includes the full $\pm 2,500$ square feet, while the landlord will also consider the $\pm 2,000$ -square-foot Side 1 or ± 500 -square-foot Side 2 individually, providing flexibility for a range of bar/lounge/hospitality, retail, service and professional users.

Side 1 encompasses approximately 2,000 square feet and is currently configured as a polished second-generation bar/lounge space. The layout includes an expansive built-in bar, multiple seating environments, a private group or gathering area, four private offices, separate men's and women's restrooms and back-of-house support areas. Existing infrastructure includes a three-compartment commercial warewashing sink with dedicated wash, rinse and sanitize compartments. Warm finishes, exposed brick, custom shelving and established service areas create a distinctive setting particularly well suited for a wine bar, tasting room, lounge or other compatible hospitality concept.

Side 2 offers approximately 500 square feet in a bright, contemporary configuration with its own storefront presence, reception/waiting area and private treatment or consultation space. An interior passage connects the two sides, allowing the property to function cohesively for a single operator while retaining the ability to accommodate separate uses. Select furnishings, fixtures and equipment may be available for additional consideration through separate negotiation.

For more information, please contact **Megan Potter-Flores** at **469.688.0033** or megan.potter-flores@mdcregroup.com.

Total Available SF	$\pm 2,500$ SF
Side 1	$\pm 2,000$ SF
Side 2	± 500 SF
Availability	Together or Separately
Property Type	Retail / Commercial
FF&E	Select Items Available Separately
Utilities	City Water, City Sewer, Electricity



For Info:
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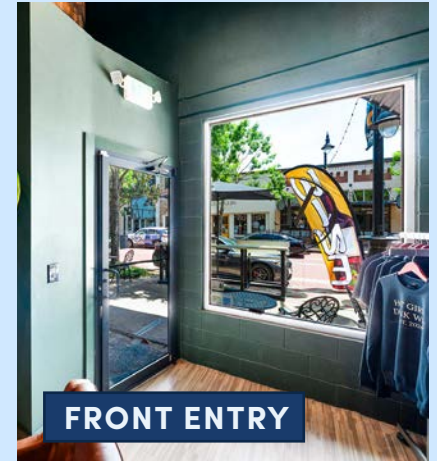
223 MAIN ST — DOWNTOWN SULPHUR SPRINGS



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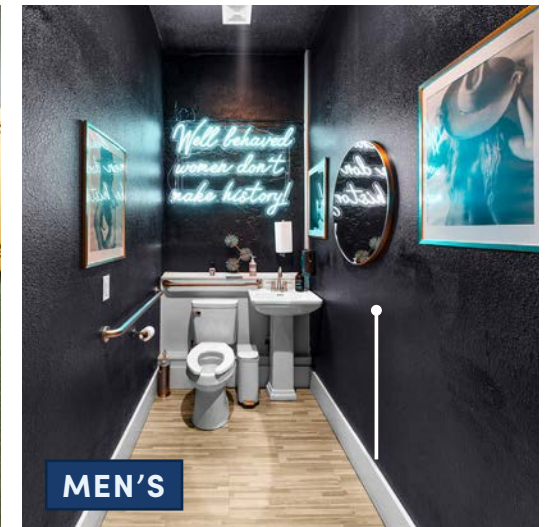
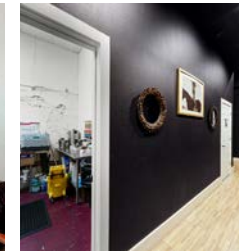
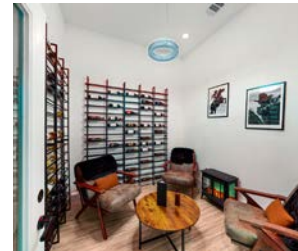
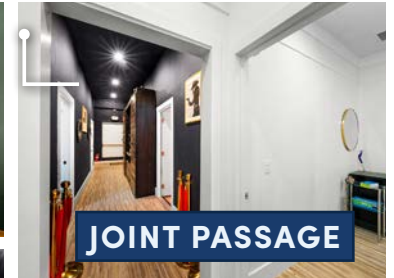
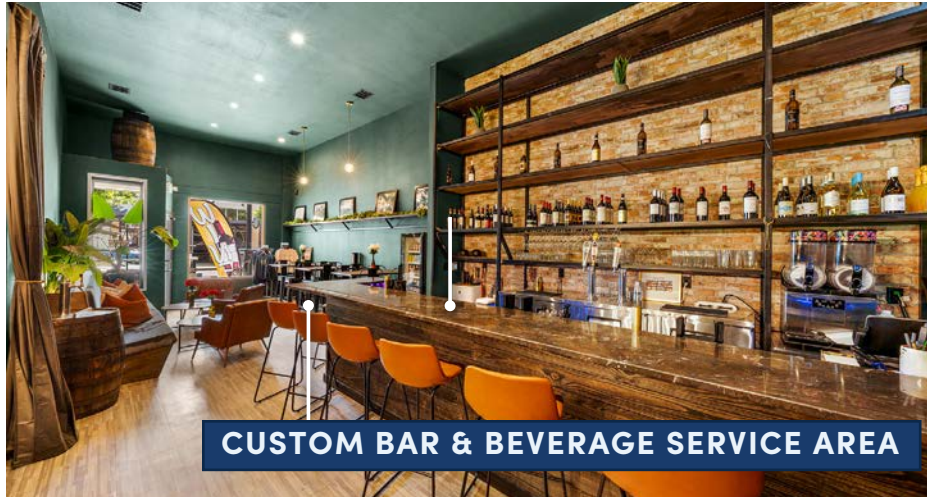
223 MAIN ST | SIDE 1 — DOWNTOWN SULPHUR SPRINGS



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223 MAIN ST | SIDE 1 — DOWNTOWN SULPHUR SPRINGS



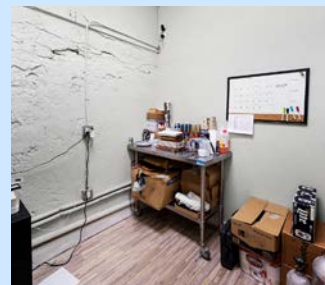
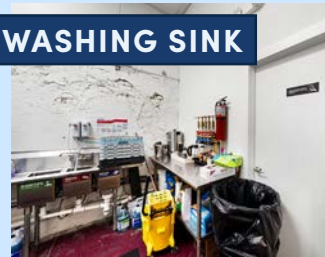
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223 MAIN ST | SIDE 1 — DOWNTOWN SULPHUR SPRINGS



WAREWASHING SINK



PASSAGE TO SIDE 2



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223 MAIN ST | SIDE 2 — DOWNTOWN SULPHUR SPRINGS



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Highlights

- ±2,500 SF Total Available
- ±2,000 SF Bar/Lounge/Hospitality Space
- ±500 SF Flexible Adjoining Suite
- Lease Together or Separately
- Four Private Offices
- Three-Compartment Commercial Warewashing Sink
- Select FF&E Available by Negotiation
- Expansive Seating, Custom Bar & Shelving
- Multiple Customer Seating Environments
- Group Gathering Area
- Dedicated Street-facing Reception Environment
- Private Treatment or Consultation Room
- Contemporary professional interior finish

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Location Overview

223 Main Street is positioned within Downtown Sulphur Springs, surrounded by an established concentration of storefronts, dining, services and civic uses within a traditional walkable commercial district.



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Sulphur Springs, Texas— Downtown Trade Area at the Center of Activity

Sulphur Springs, TX Overview

Downtown Sulphur Springs provides an established commercial setting supported by both residents and daytime activity within the surrounding trade area. The property's Main Street position places prospective operators within an existing downtown environment characterized by storefront businesses, hospitality concepts, professional services and civic activity. The surrounding demographic profile expands steadily across the 5-, 10- and 15-minute drive-time areas, providing a local customer base for hospitality, retail and appointment-driven businesses. Household income and daytime population also increase meaningfully as the trade area broadens, supporting the property's ability to serve both nearby residents and customers traveling into the downtown district.

22,988

2026
Population

15 MIN—ESRI

26.1K

2026 Daytime
Population

15 MIN—ESRI

9,066

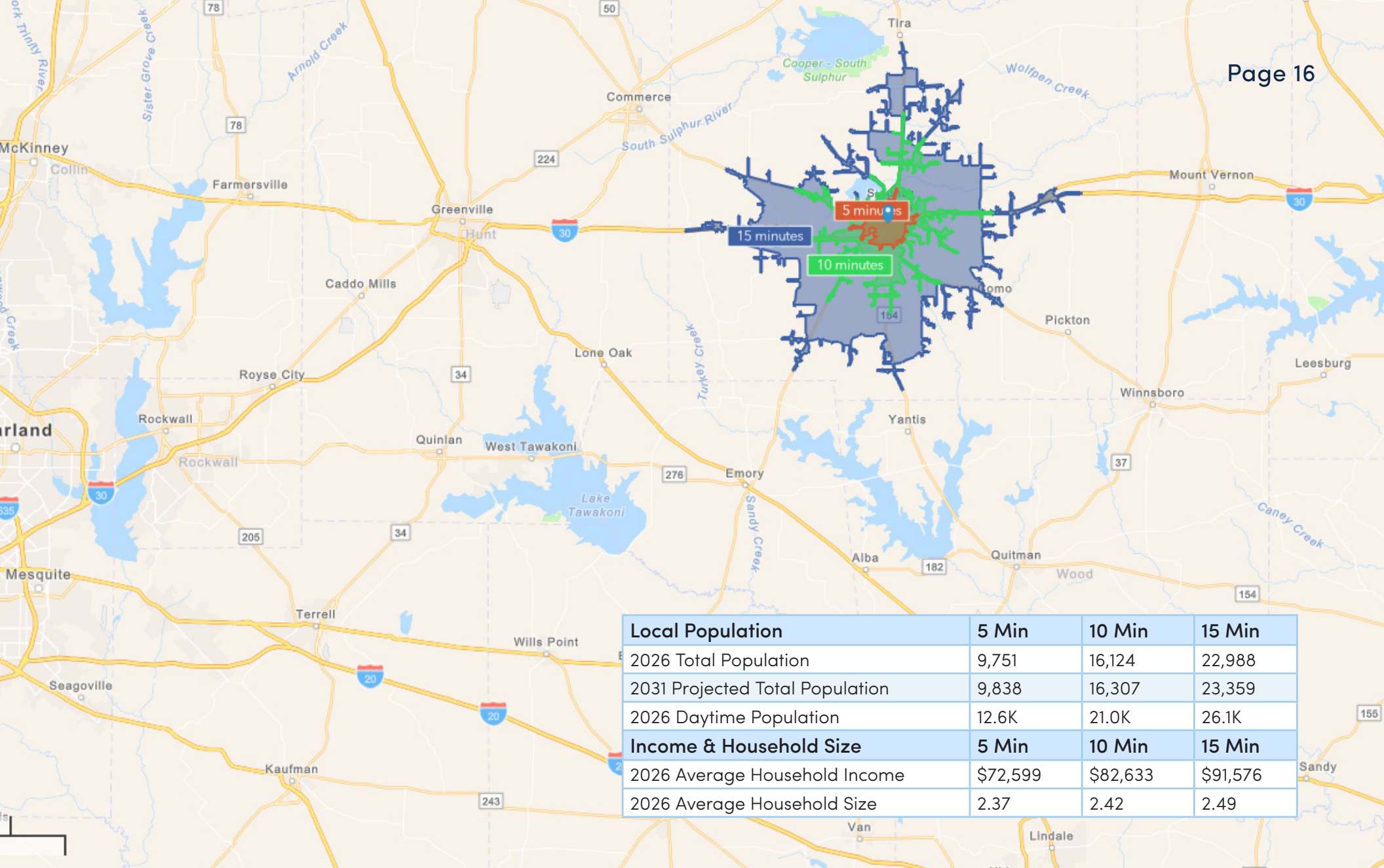
2026 Total
Households

15 MIN—ESRI

\$91,576

2026 Avg HH
Income

15 MIN—ESRI



Local Population	5 Min	10 Min	15 Min
2026 Total Population	9,751	16,124	22,988
2031 Projected Total Population	9,838	16,307	23,359
2026 Daytime Population	12.6K	21.0K	26.1K
Income & Household Size	5 Min	10 Min	15 Min
2026 Average Household Income	\$72,599	\$82,633	\$91,576
2026 Average Household Size	2.37	2.42	2.49

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AWNING →

→ EXTERIOR SEATING

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