



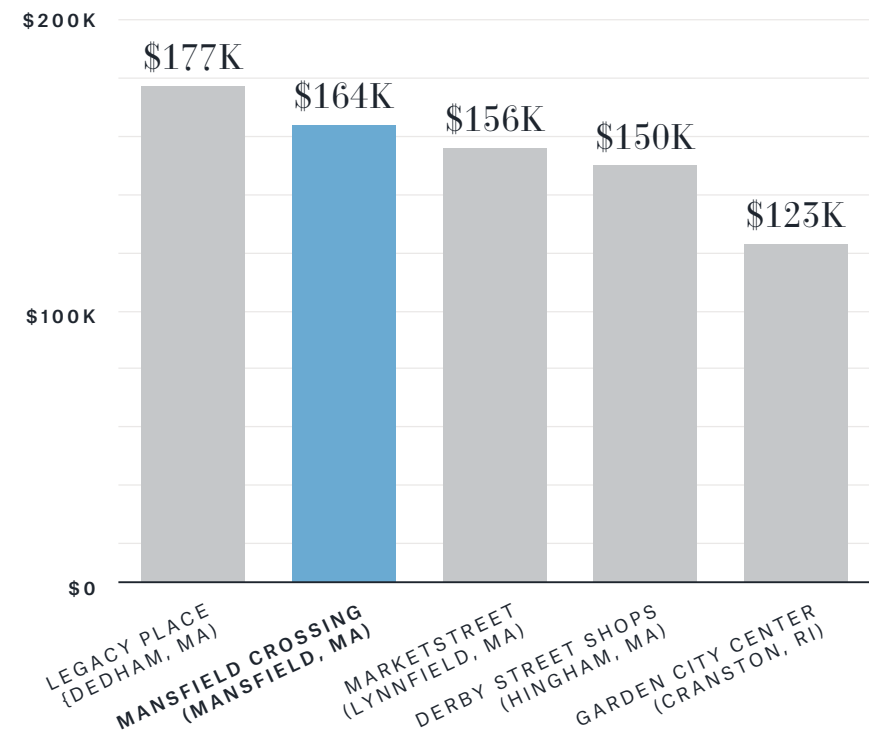
MANSFIELD  
CROSSING

# Where Opportunity Meets Affluence

## TRADE AREA DEMOGRAPHICS

POPULATION	572,247
HOUSEHOLDS	215,856
AVERAGE HOUSEHOLD INCOME	\$160,562

## AVERAGE HH INCOME COMPARISON



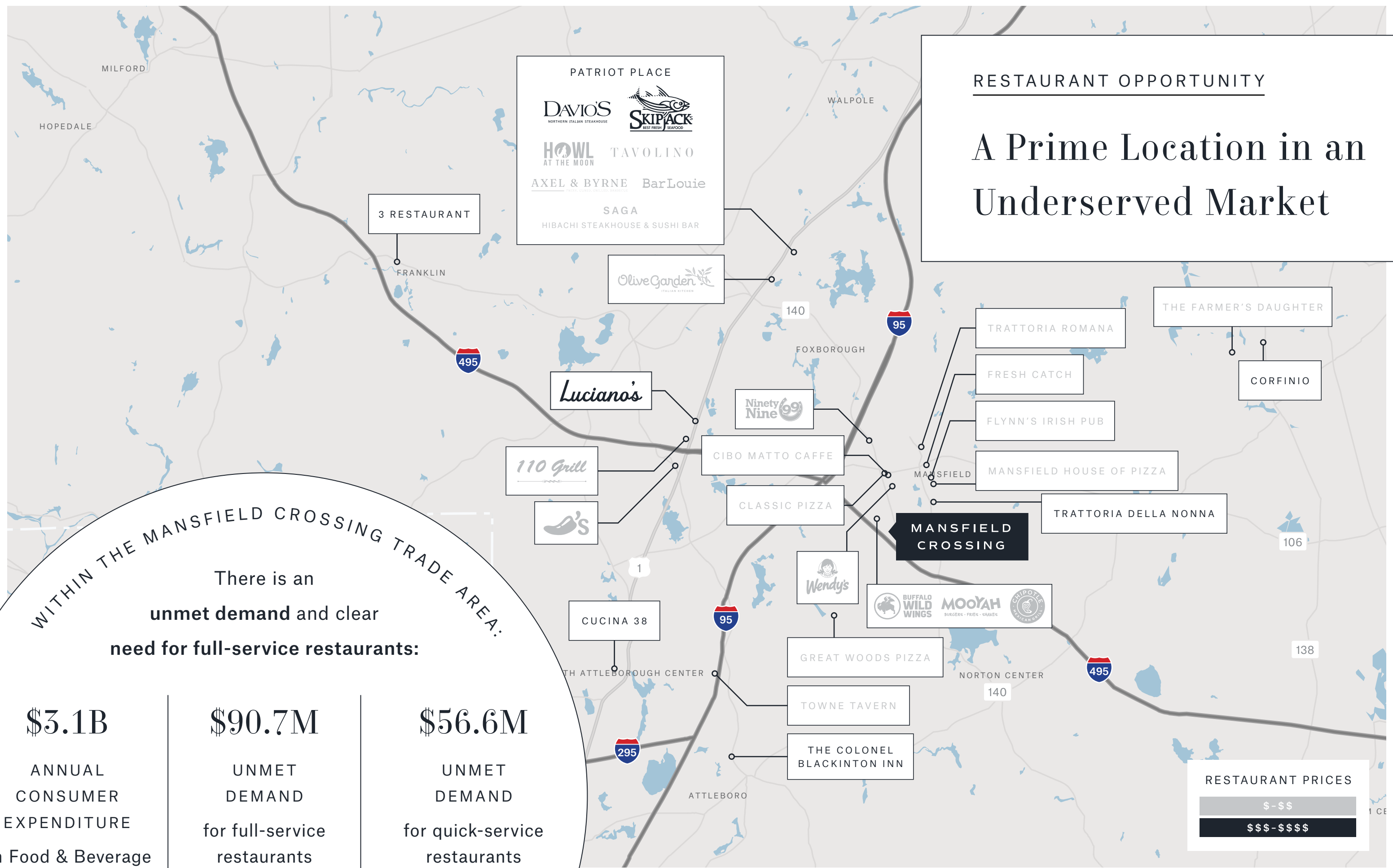
Source: Placer.ai, U.S. Census (2024 estimates)

280 SCHOOL STREET | MANSFIELD, MA



RESTAURANT OPPORTUNITY

# A Prime Location in an Underserved Market



PATRIOT PLACE

DAVIO'S  
NORTHERN ITALIAN STEAKHOUSE

SKIPACK'S  
BEST FRESH SEAFOOD

HOWL AT THE MOON

TAVOLINO

AXEL & BYRNE

BarLouie

SAGA  
HIBACHI STEAKHOUSE & SUSHI BAR

Olive Garden  
ITALIAN KITCHEN

Luciano's

Ninety Nine  
99

110 Grill

CIBO MATTO CAFFE

Shoe's

CLASSIC PIZZA

CUCINA 38

Wendy's

BUFFALO WILD WINGS

MOOYAH  
BURGERS - FRIES - SHAKES

CHIPOTLE  
MEXICAN GRILL

GREAT WOODS PIZZA

TOWNE TAVERN

THE COLONEL  
BLACKINTON INN

TRATTORIA ROMANA

FRESH CATCH

FLYNN'S IRISH PUB

MANSFIELD HOUSE OF PIZZA

TRATTORIA DELLA NONNA

THE FARMER'S DAUGHTER

CORFINIO

WITHIN THE MANSFIELD CROSSING TRADE AREA:

There is an **unmet demand** and clear **need for full-service restaurants:**

<b>\$3.1B</b>	<b>\$90.7M</b>	<b>\$56.6M</b>
ANNUAL CONSUMER EXPENDITURE on Food & Beverage	UNMET DEMAND for full-service restaurants	UNMET DEMAND for quick-service restaurants

RESTAURANT PRICES

\$ - \$\$\$

\$\$\$ - \$\$\$\$

# 6,900 SF Opportunity

SECOND-GENERATION RESTAURANT  
WITH OUTDOOR PATIO OVERLOOKING  
A FOUR-ACRE POND

## PROPERTY HIGHLIGHTS

- Situated in a high-growth area with an affluent customer base
- Highly accessible; located directly off of I-495 and just a few miles from I-95
- Nearby business park and entertainment venues, drawing a daily office population and millions of visitors to the area
- Total GLA of 383,000 SF

## FEATURED TENANTS

WARBY PARKER    THE FRESH MARKET    CAVA    SEPHORA

L.L.Bean    sweetgreen    {B} BURTONS GRILL & BAR

DICK'S SPORTING GOODS    KOHL'S    the paper store    petco

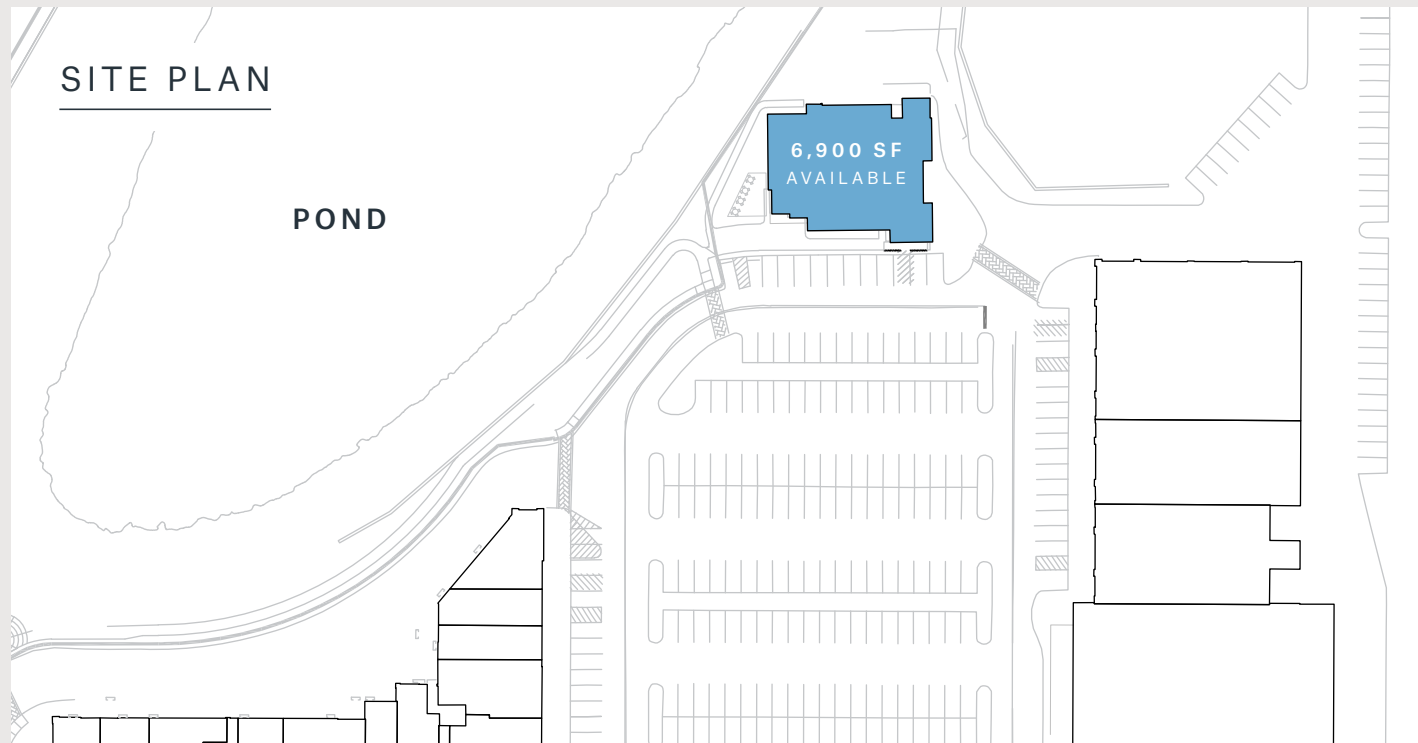
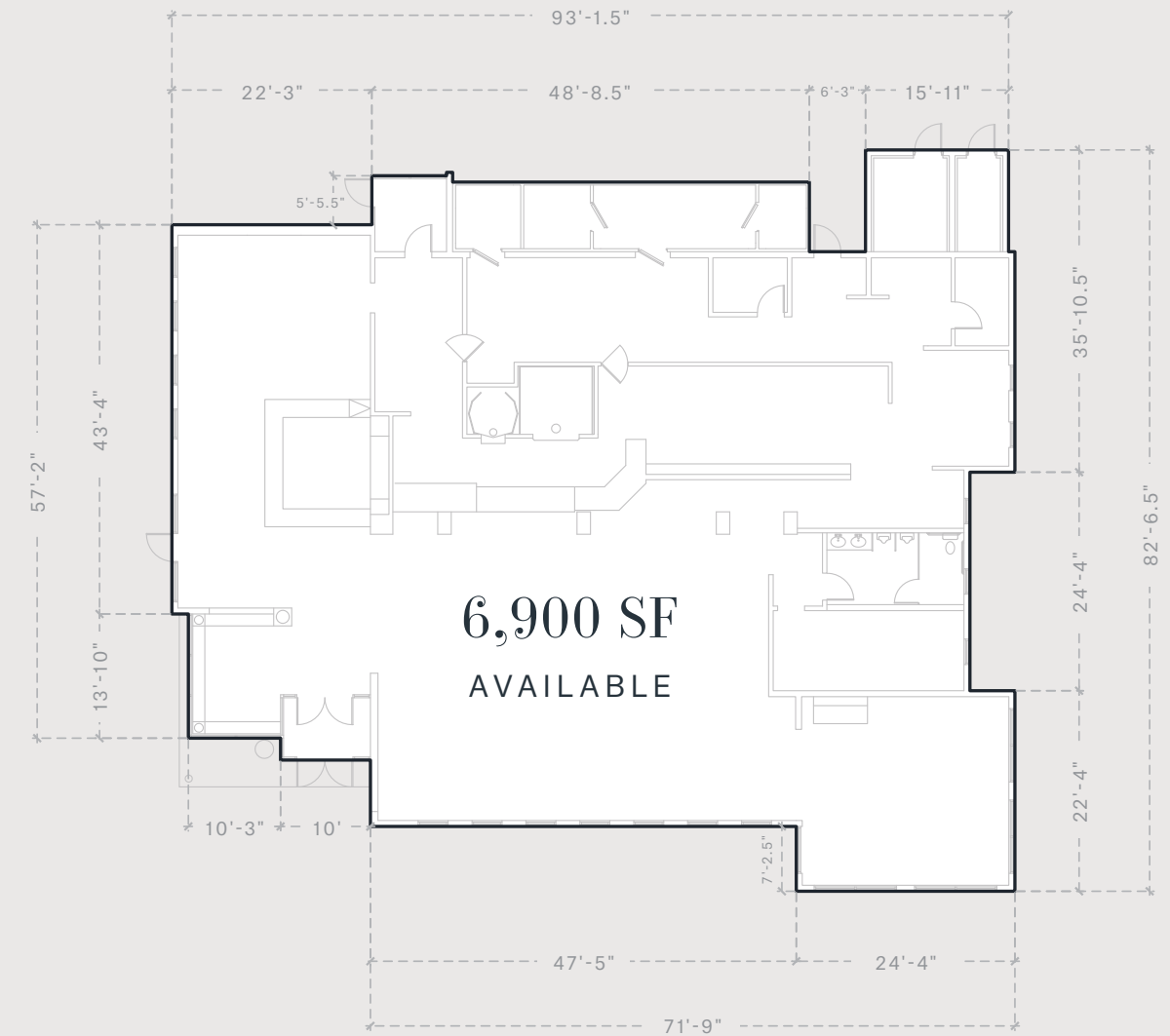




PATIO

FLOOR PLAN

*\*All interior elements to be verified in field by tenant's architect*



ENTRANCE