

Retail ★ LEASE

115 N MAIN ST MANSFIELD, TX 76063

LanCarte.com



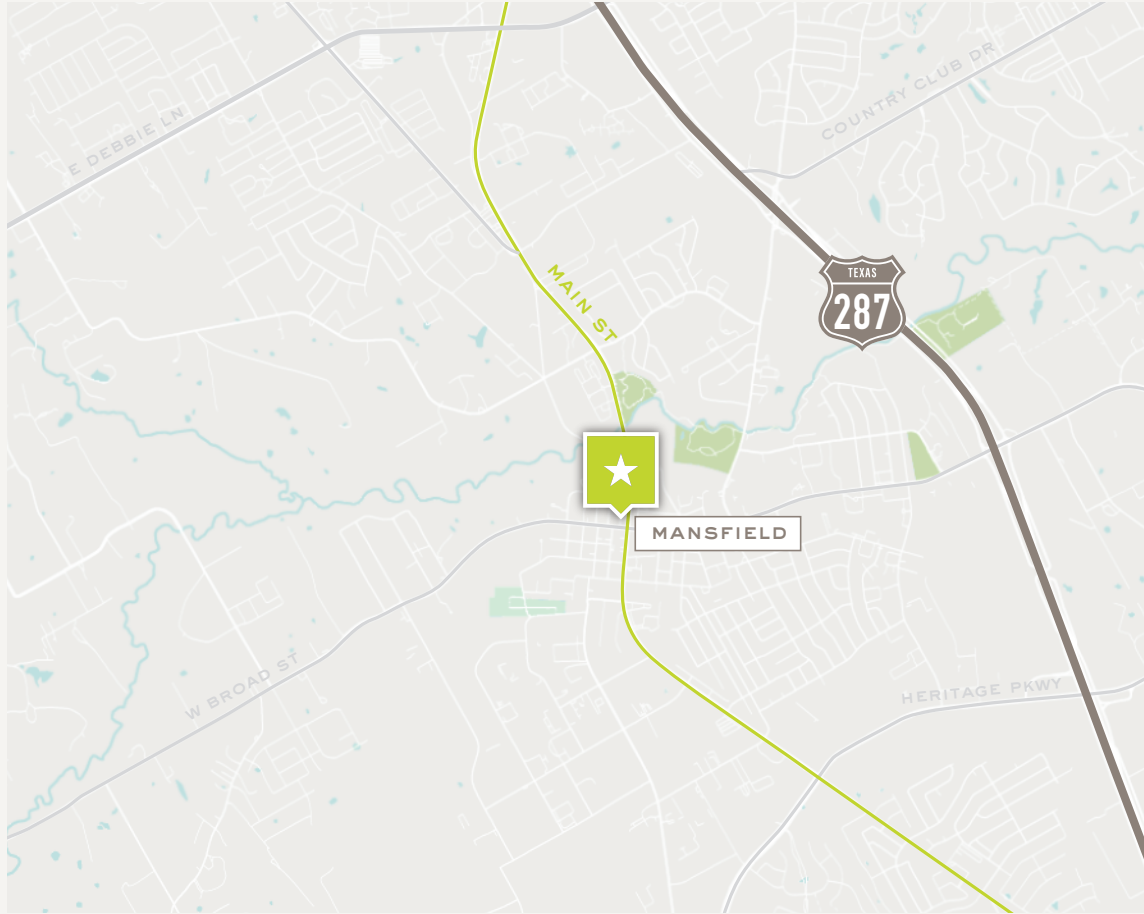
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PROPERTY FEATURES

- 5,500 SF on 0.13 AC
- 1890 Historic Building, newly renovated
- Zoning- D3-UC (Downtown 3 - Urban Center)
- Adjacent to the \$30 million private redevelopment of the Watermill District
 - Summer 2026 Watermill Parking Lot (910 Spaces)
 - 80,000 SF Commercial Retail & Office Development - Including 100 Residential Units
- Ideal for restaurant conversion, with city incentives available
- Historic Downtown Location
- 14,000 VPD

LOCATION OVERVIEW

Located in the heart of Historic Downtown Mansfield, the property benefits from a thriving mixed-use district fueled by continued residential growth, public infrastructure improvements, and destination retail and dining. Home to more than 80,000 residents with a median household income exceeding \$120,000, Mansfield continues to attract new businesses, residents, and investment, creating exceptional long-term potential for commercial users and investors alike.

LEASE STRUCTURE

\$30/SF + NNN

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DEMOGRAPHICS

2025 POPULATION
WITHIN 5 MILES

129,835

MEDIAN HOUSEHOLD
INCOME WITHIN 5 MILES

\$110,497

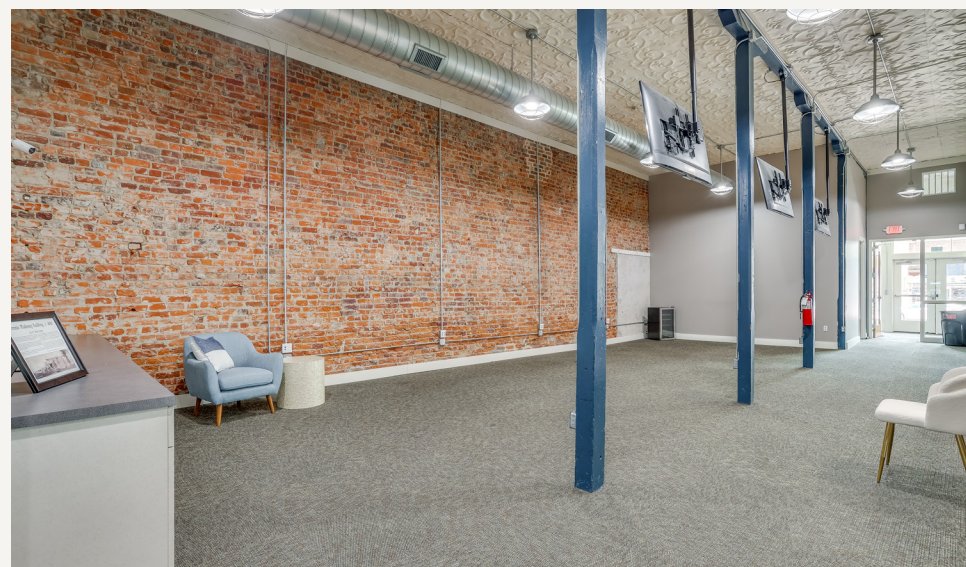
PROJECTED RESIDENTS
BY 2030 WITHIN 5 MILES

\$139,390 (+7.4%)

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LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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