



SIZE

55,353 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
21,403	109,673	230,189
Households		
6,693	34,598	73,882
Median HH Income (\$)		
101,690	95,278	93,625

MAJOR TENANT(S)

Sprouts Farmers Market
Hollywood Feed
Firehouse Subs
Smoothie King

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

LOCATION

1550 E. Debbie Lane | Mansfield, TX 76063

PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market
- Additional national tenants includes Dunkin' Donuts, Firehouse Subs and Smoothie King
- Population exceeds 109,600 in a three-mile radius with an average household income greater than \$115,200
- Located at the intersection of Debbie Lane (18,400 VPD) and Matlock Road (22,300 VPD)



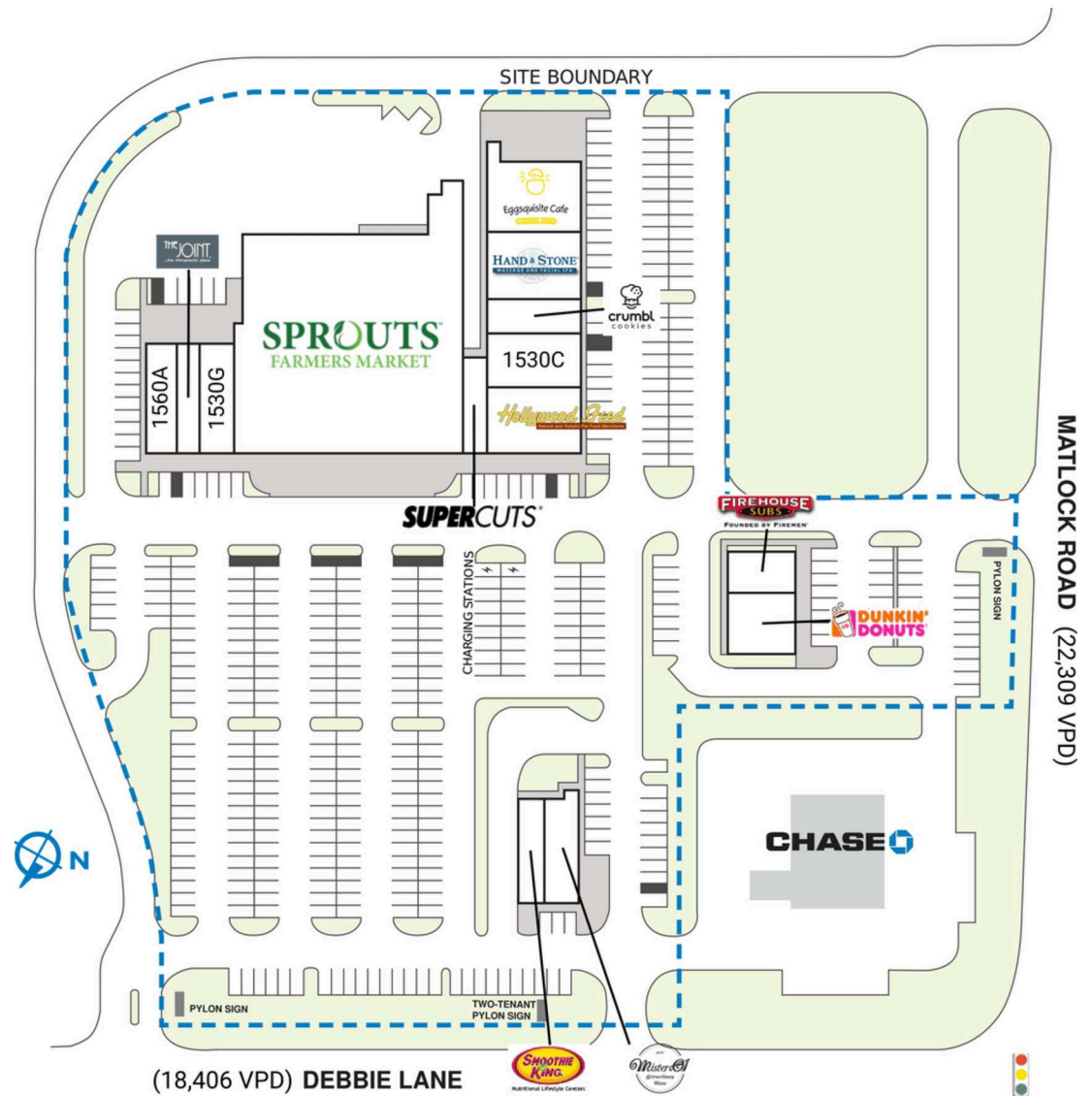
MANSFIELD MARKET CENTER

1550 E. Debbie Lane | Mansfield, TX 76063

SPACE	TENANT	SQ. FT.
OUT1	Mister O! Pizza	2,200 SF
OUT2	Smoothie King	1,050 SF
1530A	Supercuts	1,190 SF
1530B	Hollywood Feed	3,000 SF
1530C	Amaris Nails & Spa	2,500 SF
1530D	Crumbl Cookies	1,883 SF
1530E	Hand & Stone Massage and Facial Spa	3,000 SF
1530F	Eggsquisite Cafe	3,477 SF
1530G	Brain Balance of Mansfield	2,480 SF
1550	Sprouts Farmers Market	27,500 SF
1560A	Pine Cove Dental	2,000 SF
1560B	The Joint	1,120 SF
2950A	Dunkin'	2,200 SF
2950B	Firehouse Subs	1,753 SF
TOTAL SQ. FT.		55,353

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

MANSFIELD MARKET CENTER

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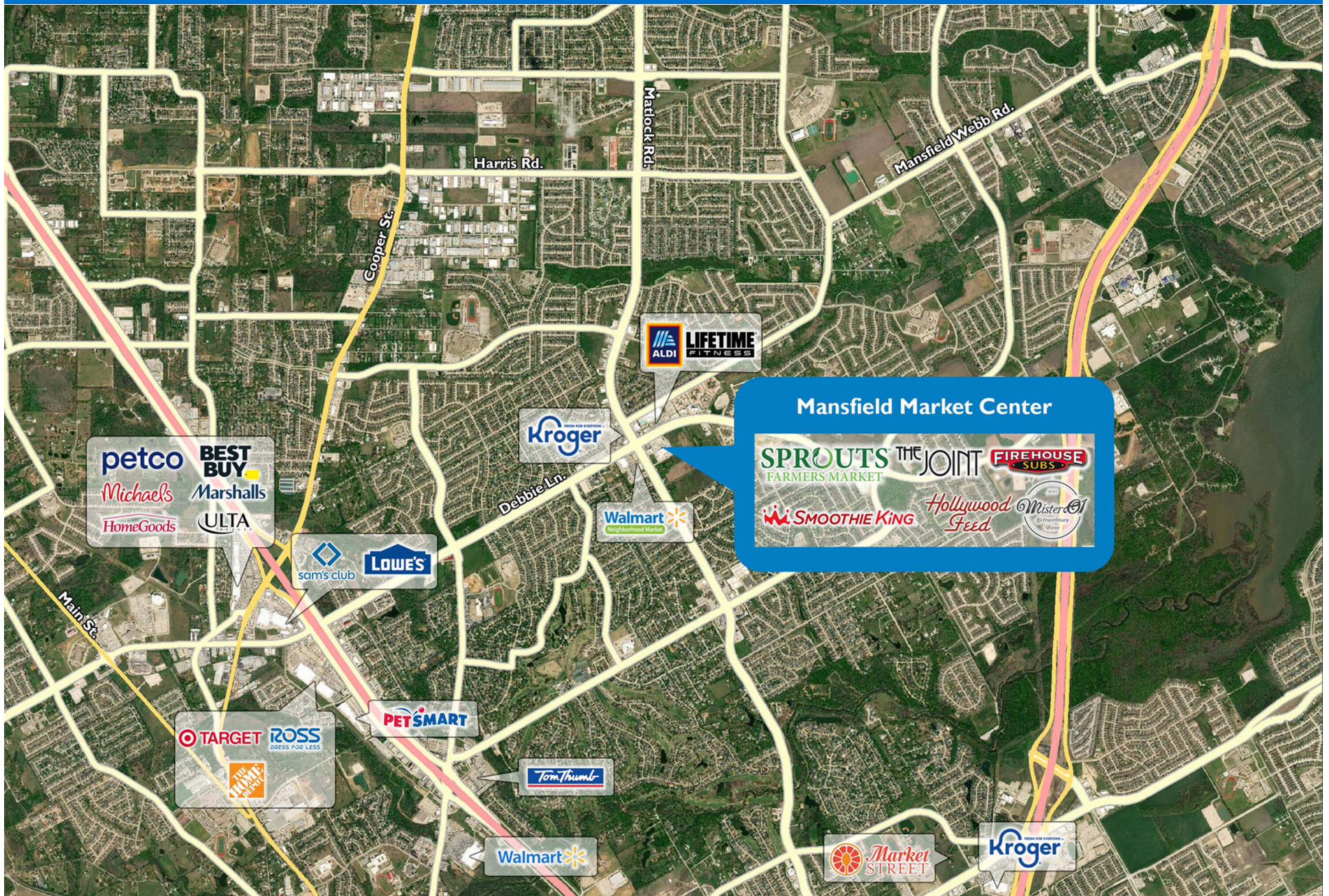
NEW
Multifamily
Development
(476 Units)

NEW
Office & Retail
Development



MANSFIELD MARKET CENTER

1550 E. Debbie Lane | Mansfield, TX 76063



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Mansfield Market Center Mansfield, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	21,403	109,673	230,189
	2027 Projected Population	23,031	116,207	245,168
	2010 Census Population	17,462	90,716	185,645
	2000 Census Population	6,850	44,542	105,674
	1990 Census Population	2,532	18,897	59,156
	Historical Annual Growth 1990 to 2000	10.47%	8.95%	5.97%
	Historical Annual Growth 2000 to 2010	9.81%	7.37%	5.80%
	Estimated Annual Growth 2010 to 2022	1.61%	1.50%	1.70%
	Projected Annual Growth 2022 to 2027	1.48%	1.16%	1.27%
	Median Age	33.7	33.9	34.4
Households	Q2 2022 Estimated Households	6,693	34,598	73,882
	2027 Projected Households	7,208	36,718	78,625
	2010 Census Households	5,454	28,543	59,693
	2000 Census Households	2,154	14,252	34,202
	1990 Census Households	823	6,369	20,030
	Historical Annual Growth 1990 to 2000	10.10%	8.39%	5.50%
	Historical Annual Growth 2000 to 2010	9.74%	7.19%	5.73%
	Estimated Annual Growth 2010 to 2022	1.62%	1.52%	1.69%
	Projected Annual Growth 2022 to 2027	1.49%	1.20%	1.25%
	Population per Household	3.20	3.16	3.11
Population by Race	White	49.9%	47.0%	44.6%
	Black or African American	22.3%	24.4%	23.9%
	Asian & Pacific Islander	8.2%	7.5%	8.2%
	Other Races	4.5%	3.6%	3.5%
	Hispanic Population	15.1%	17.6%	19.7%
Income	Average Household Income	\$116,829	\$115,287	\$113,046
	Median Household Income	\$101,690	\$95,278	\$93,625
	Per Capita Income	\$36,538	\$36,446	\$36,362
Education (Age 25+)	Elementary	1.1%	3.9%	4.3%
	Some High School	3.5%	4.8%	5.1%
	High School Graduate	20.9%	20.9%	21.1%
	Some College	24.3%	23.2%	23.7%
	Associates Degree Only	11.5%	10.1%	9.3%
	Bachelors Degree Only	26.9%	24.3%	23.7%
	Graduate Degree	11.9%	13.0%	12.9%
Business	Number of Businesses	170	1,815	3,615
	Total Number of Employees	2,516	29,018	61,123
	Employees per Business	14.81	15.99	16.91
	Residential Population per Business	125.98	60.42	63.67

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.