



# BROAD STREET COMMONS

For lease:  
2751 & 2771  
E Broad St  
Mansfield, Texas 76063

VENTURE

NATALIA SINGER  
NSINGER@VENTUREDFW.COM

BENJAMIN HINES  
BHINES@VENTUREDFW.COM

# Metrics

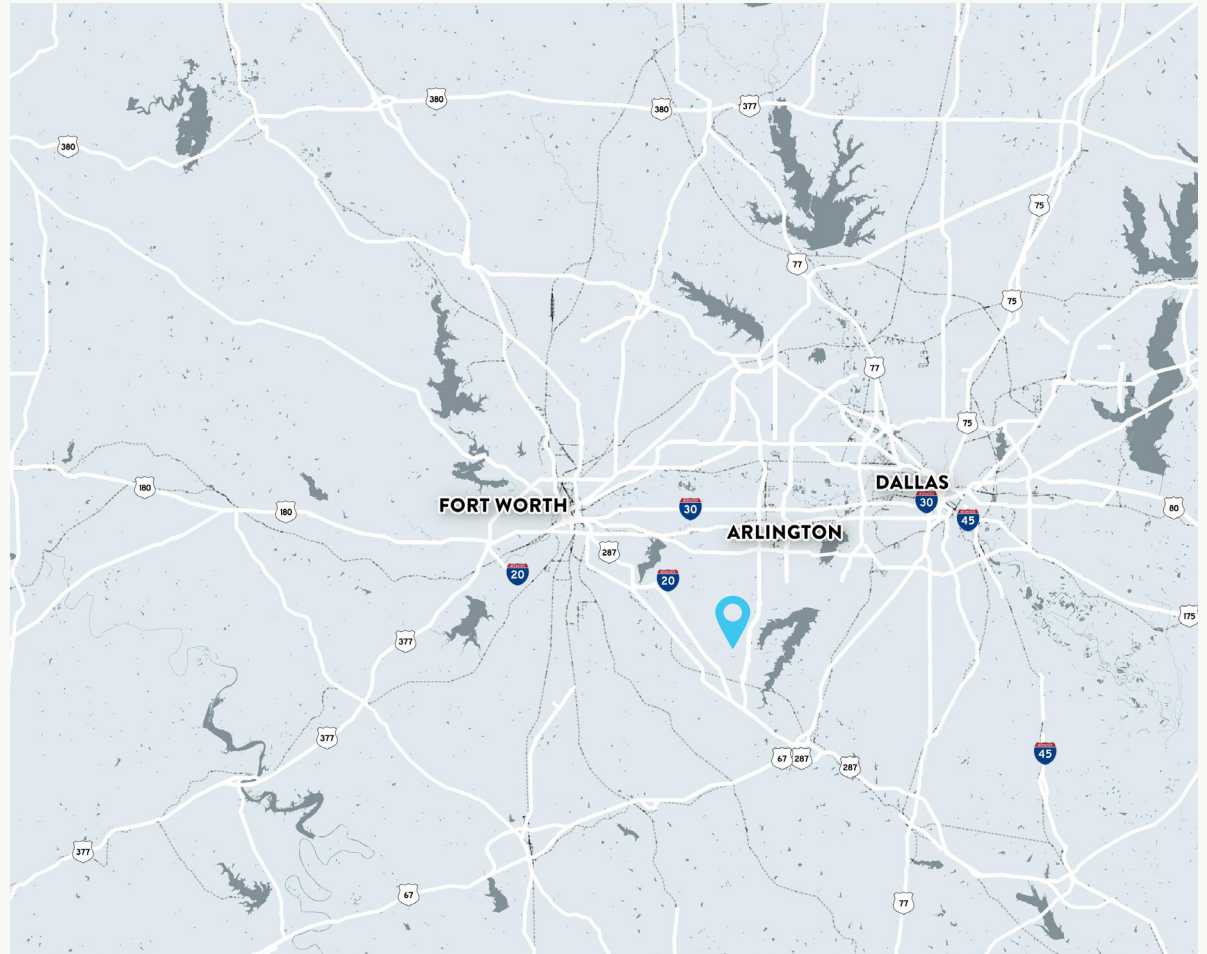
2751 & 2771 E Broad St  
Mansfield, Texas 76063

## Location

2751 & 2771 E Broad St

## Size

West Building Land	East Building Land
1.60 AC	1.74 AC
Building	Building
13,463 SF	14,787 SF



## Available Spaces

Suite 217	Suite 225
1,214 SF	1,800 SF

## Traffic Counts

Broad St	Matlock Rd
26,768 VPD	8,079 VPD

## Area Attractions



Mansfield ISD  
Vernon Newsome  
Stadium



# Property Highlights

2751 & 2771 E Broad St  
Mansfield, Texas 76063

1. Excellent location and strong visibility to heavily-traveled Broad Street
2. Across the street from Methodist Hospital and less than 1/4 mile from Mansfield High School (2,356 students)
3. One mile from HEB (Shops at Broad)

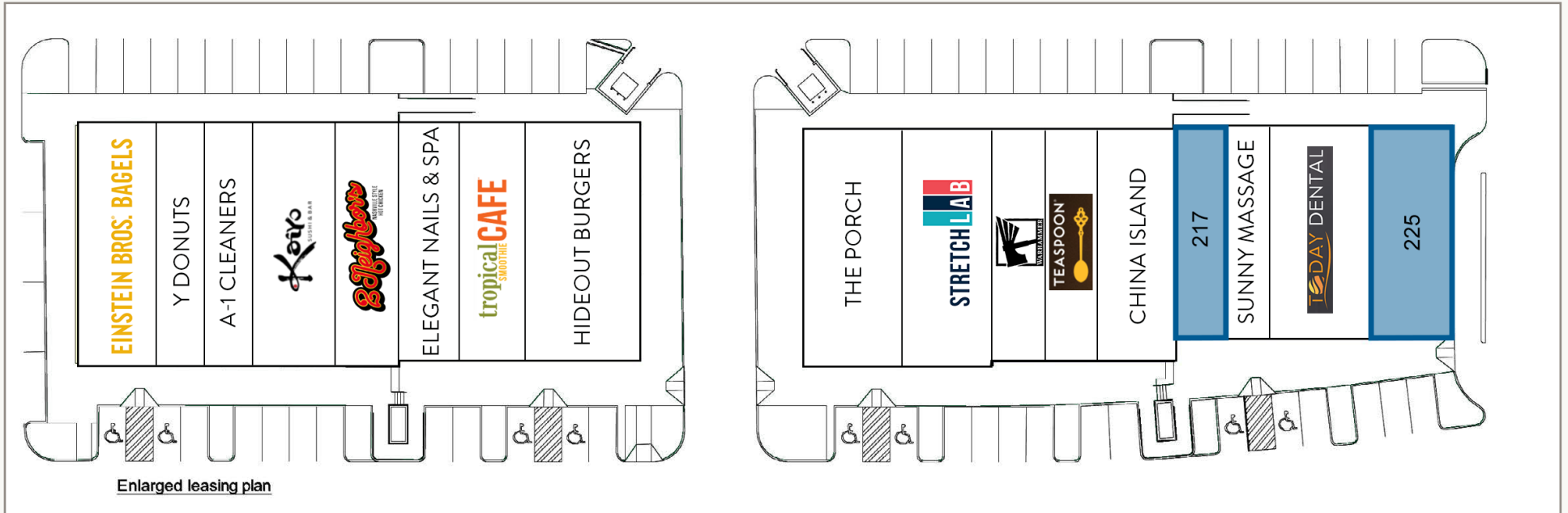


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,476	82,272	164,602
EST. DAYTIME POPULATION	4,049	22,069	43,847
EST. AVG. HH INCOME	\$199,111	\$160,301	\$152,727

# Site Plan

2751 & 2771 E Broad St  
Mansfield, Texas 76063



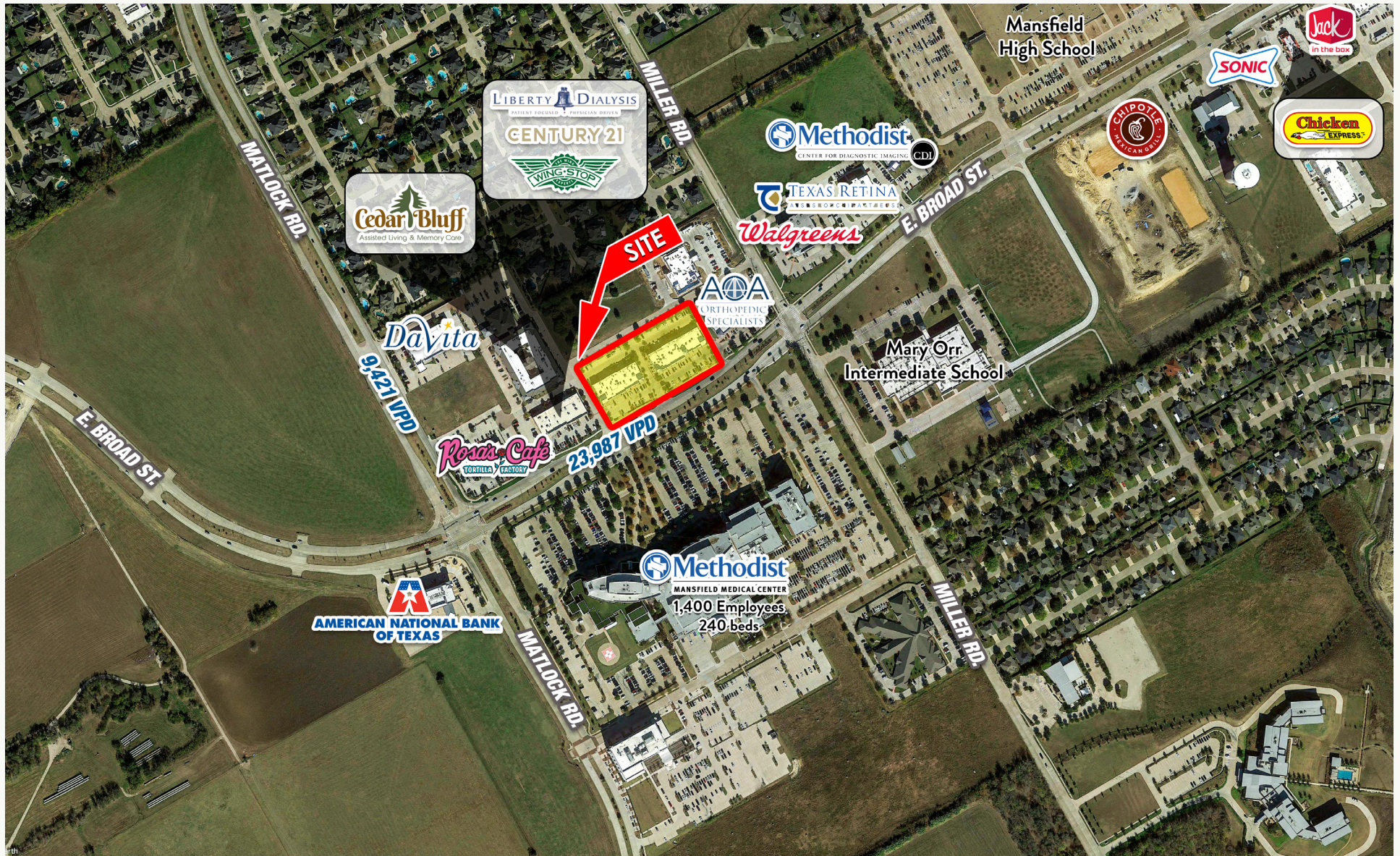
Enlarged leasing plan

SUITE	TENANT	SQUARE FEET
101	EINSTEIN BAGELS	1,800
105	Y DONUTS	1,200
107	A-1 CLEANERS	956
109	KAIYO SUSHI	2,342
111	2 NEIGHBORS HOT CHICKEN	1,500
115	ELEGANT NAILS & SPA	1,425
121	TROPICAL SMOOTHIE CAFE	1,740
123	HIDEOUT BURGERS	2,500
201	THE PORCH	2,598

SUITE	TENANT	SQUARE FEET
207	STRETCH LAB	1,880
209	WARHAMMER	1,184
211	TEASPOON BOBA	1,172
215	CHINA ISLAND	1,971
217	AVAILABLE	1,214
219	SUNNY MESSAGE	876
221	TODAY DENTAL	2,092
225	AVAILABLE	1,800

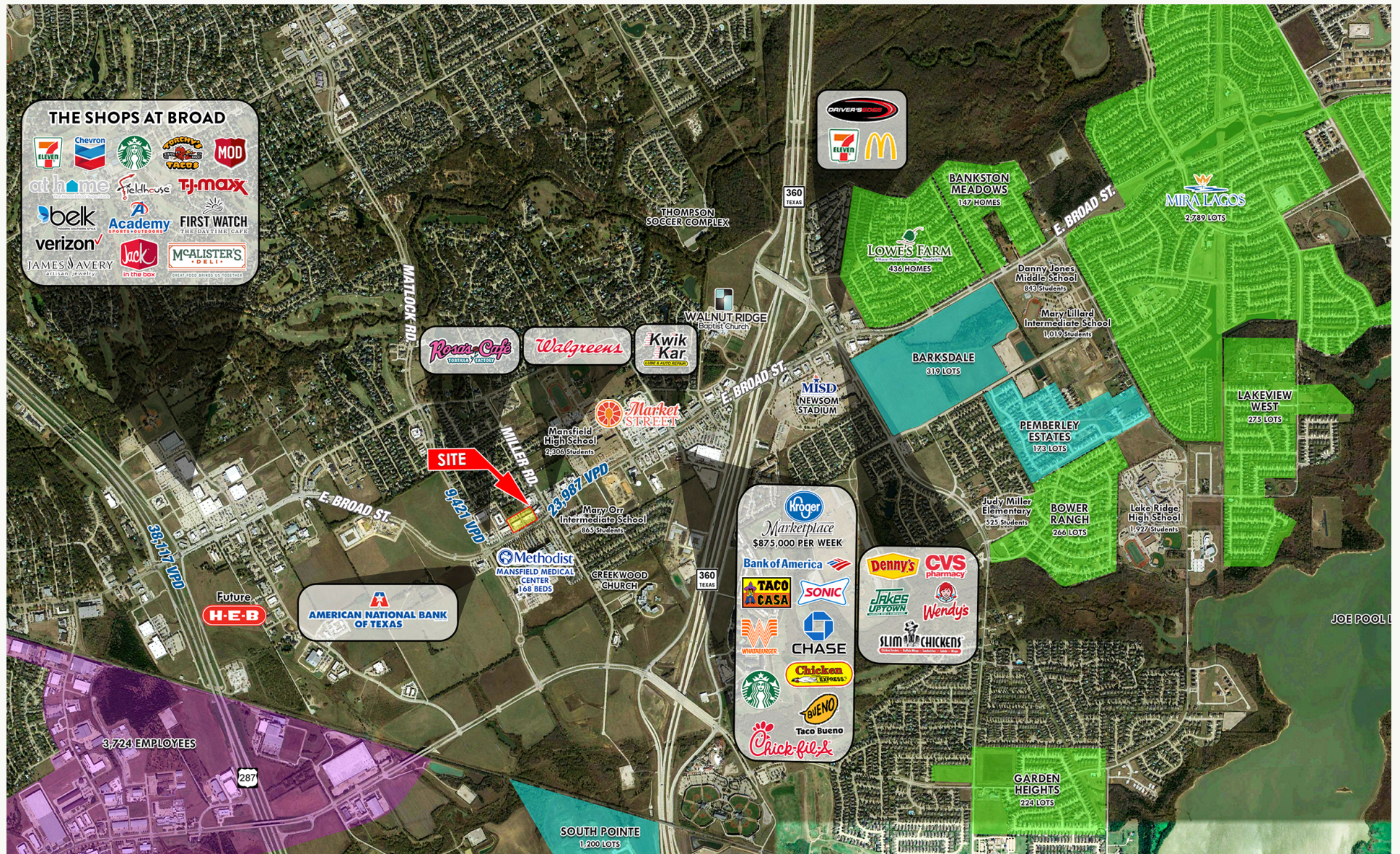
# Close Aerial

2751 & 2771 E Broad St  
Mansfield, Texas 76063



# Far Aerial

2751 & 2771 E Broad St  
Mansfield, Texas 76063



---

# Photos

---

2751 & 2771 E Broad St  
Mansfield, Texas 76063



2751 & 2771  
E Broad St  
Mansfield, Texas  
76063

**Natalia Singer**  
**Senior Vice President**  
nsinger@venturedfw.com

**Benjamin Hines**  
**Partner**  
bhines@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



