

For Sublease

±3,896 SF available

Available immediately through
1/31/29

1571 SW Wilshire Blvd
Ste. 500 & 505, Burleson, TX

 JLL SEE A BRIGHTER WAY



1571 SW Wilshire Blvd/Burleson, TX

Demographics

	1-Mile	3-Mile	5-Mile
Population:	7,384	49,230	105,642
Households	2,833	17,989	37,746
Average HH income	\$132,044	\$125,157	\$124,595

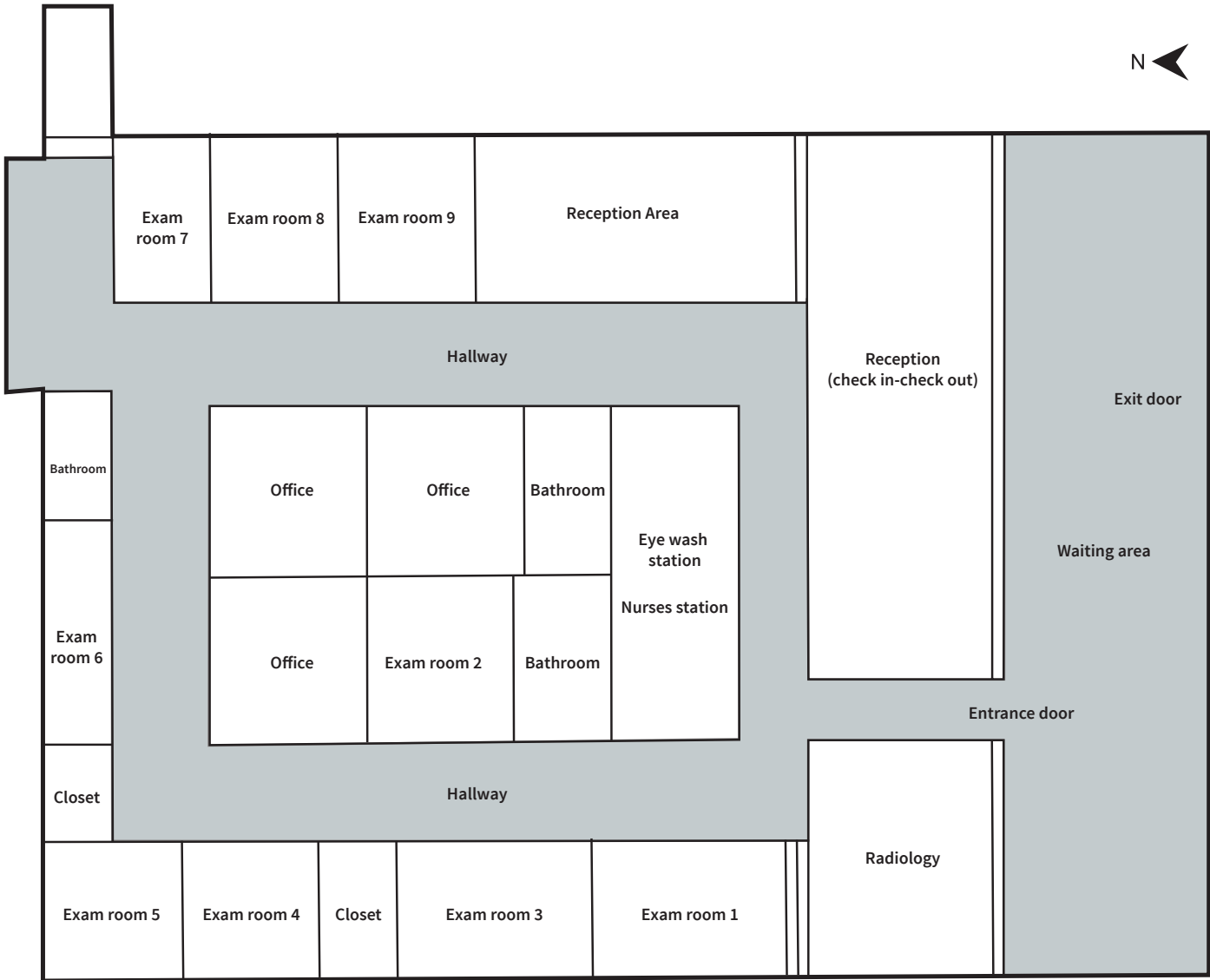


Specialties Needed:

- Endocrinology
- Psychiatry
- Physical Therapy/Rehabilitation
- Cardiovascular
- Ophthalmology



Floorplan



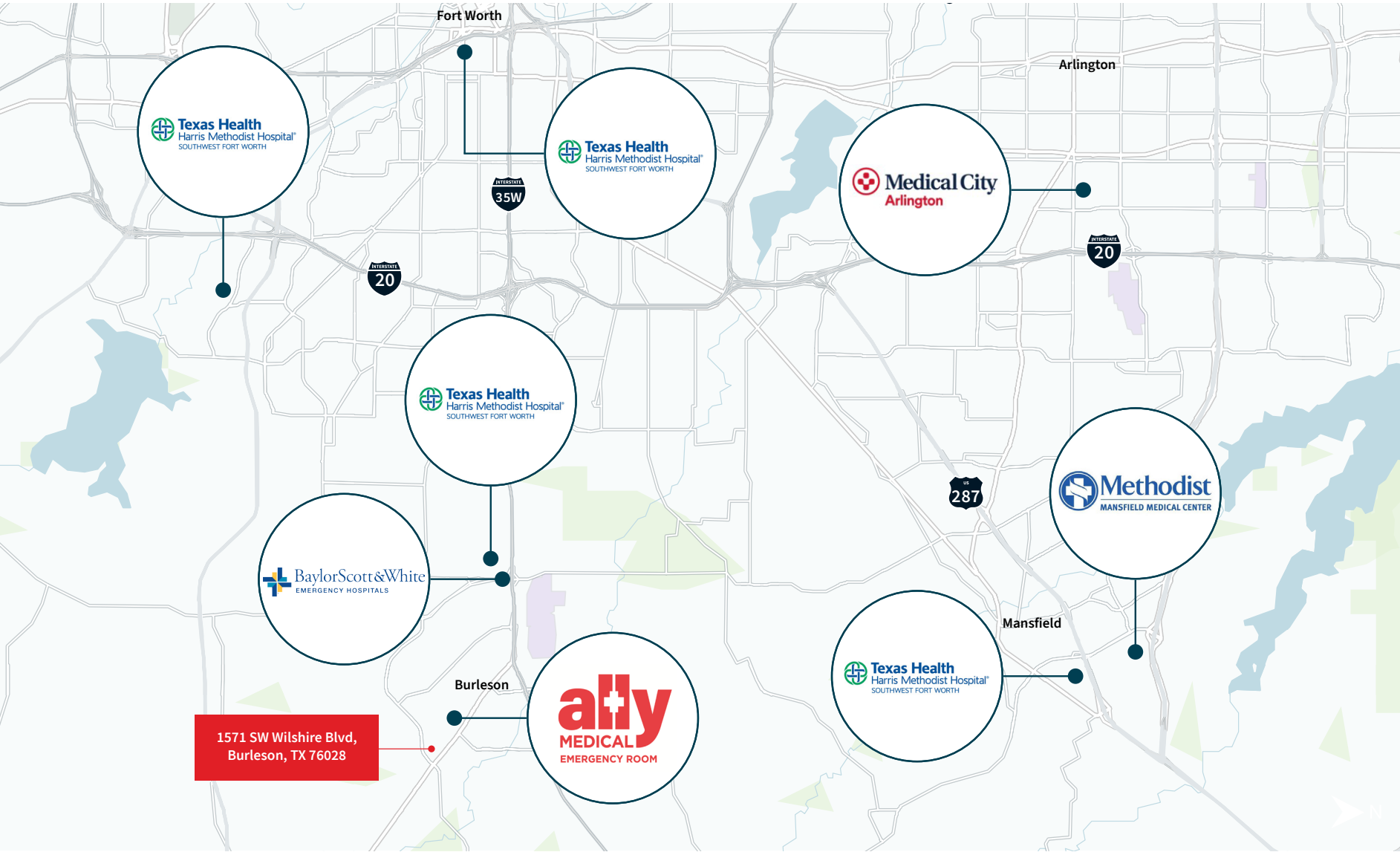
Location



Property Highlights

- This is a rare opportunity to enter a fully built-out medical space within a thriving, grocery-anchored lifestyle center that already functions as Burleson's primary healthcare destination. The tenant mix delivers both high-quality patient demographics and unmatched convenience that directly supports practice growth and patient loyalty.
- **Turnkey Medical Infrastructure Reduces Capital Investment:** Fully built-out medical suite with 9 exam rooms, lab space, and radiology capability.
- **Premium Grocery-Anchored Center Drives Consistent High-Value Traffic:** The center is anchored by Sprouts Farmers Market and Kroger, generating high consistent traffic.
- **Favorable Income Demographics for Healthcare Services:** Consistent insurance coverage and to support both primary care and specialty practices without over-reliance on high-deductible or uninsured populations.
- **Strong Population Growth & Market Fundamentals:** Immediate trade-area population expansion exceeding 2% annually.
- **Underserved Medical Market with Limited Competition:** Patients currently drive 15-20 minutes to Mansfield or Fort Worth for many specialty services, creating clear opportunity for convenient local care.

Nearby Hospitals



Nearby Retailers



For Sublease

±3,896 SF available
Questcare Medical Clinic

1571 SW Wilshire Blvd
Ste. 500 & 505

JLL

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