

## GOLDEN PIONEER PLAZA

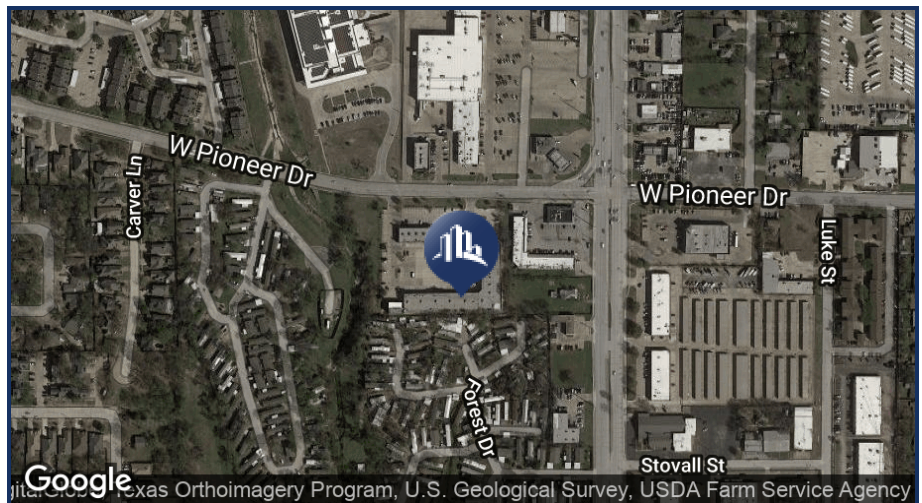
3620 West Pioneer Drive, Irving, TX 75061



## FOR INFORMATION

For Lease: Negotiable  
SqFt: 1,625 - 1,968

Property Type: Retail  
Building Size: 4,893 SF  
Lot Size: 120,400 SF  
Year Built: 2004



## Features:

- Great Location!!!
- Close to DFW Airport & Irving Mall
- Minutes from TX-183
- High Traffic Area
- Excellent Tenant Mix

## Contact:

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\*Each office Independently Owned and Operated

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# Executive Summary



## OFFERING SUMMARY

Available SF:	1,625 - 1,968 SF
Lease Rate:	Negotiable
Lot Size:	2.76 Acres
Year Built:	2004
Building Size:	4,893
Zoning:	Commercial

## PROPERTY OVERVIEW

This 32,764 SF neighborhood multi-tenant shopping center is situated on approximately 2.7 acres of land. It is located on West Pioneer Drive near the intersection of North Belt Line and West Pioneer Drive, minutes from TX-183.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 107	Negotiable	1,968 SF
Suite 119	Negotiable	1,625 SF

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# Additional Photos



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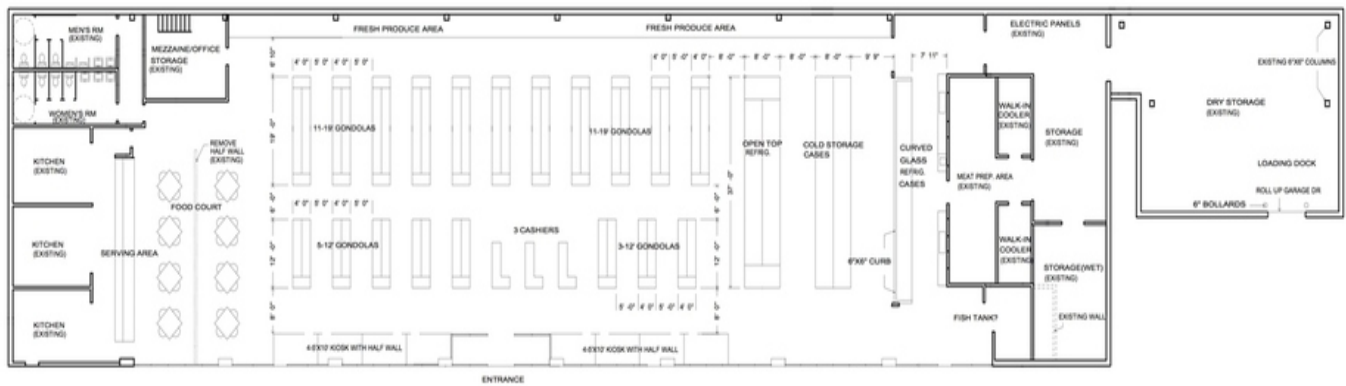
# Available Spaces

<b>LEASE RATE:</b>	NEGOTIABLE	<b>TOTAL SPACE:</b>	1,625 - 1,968 SF
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 107	Strip Center	Negotiable	NNN	1,968 SF	Negotiable	
Suite 119	Strip Center	Negotiable	NNN	1,625 SF	Negotiable	



# Site Plan



HISPANIC SUPERMARKET



# Demographics Map

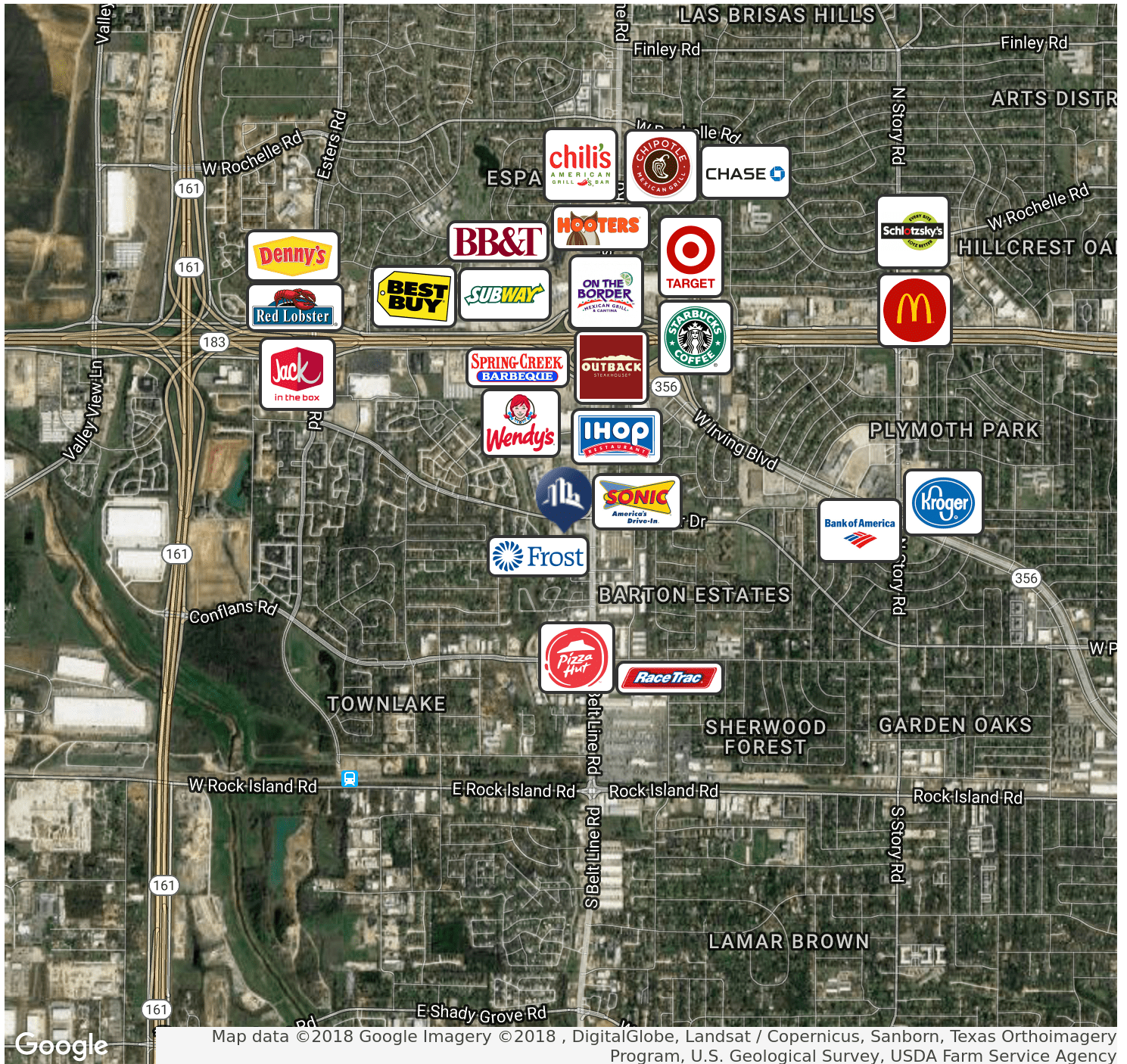


POPULATION	1 MILE	2 MILES	3 MILES
Total population	19,025	59,968	121,446
Median age	29.2	30.7	31.2
Median age (male)	29.2	30.5	31.0
Median age (Female)	30.0	31.1	31.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,836	20,692	43,972
# of persons per HH	2.8	2.9	2.8
Average HH income	\$50,543	\$53,197	\$53,559
Average house value	\$121,738	\$119,361	\$132,201

*\* Demographic data derived from 2010 US Census*



# Retailer Map



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