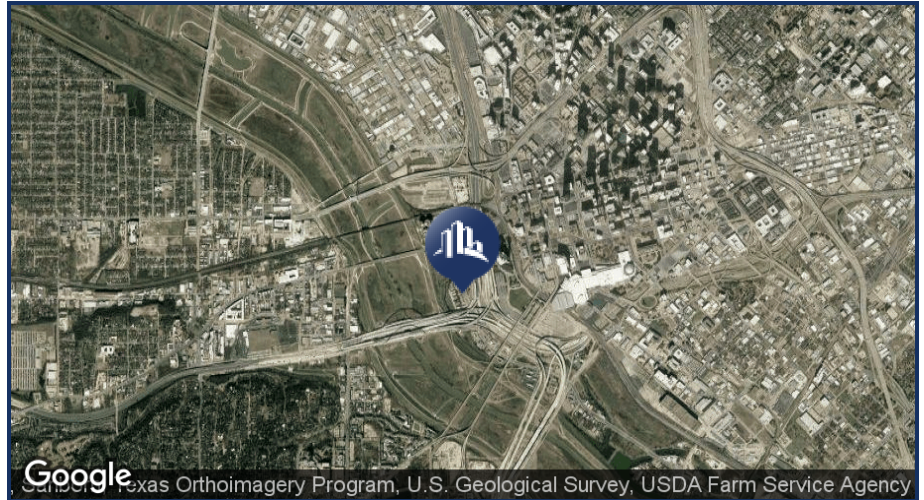




FOR LEASE

For Lease: Negotiable
Property Type: Office
Building Size: 1,660 SF
Lot Size: 0.26 AC
Year Built: 1950



Features:

- Great Location!!!
- Excellent Visibility
- Easily Accessible from I-30 & I-35

Contact:

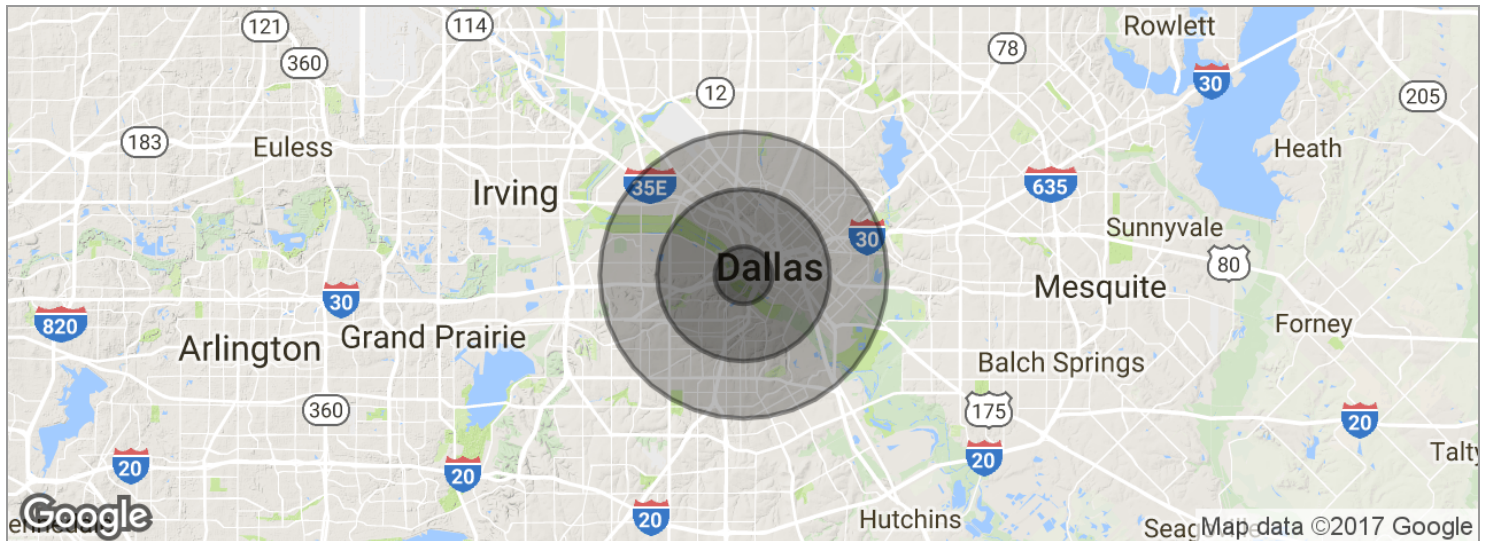
Mimi Sisombath
Associate
469.916.8888 X226
mimi.sisombath@sperrycga.com
TX #0626198

*Each office Independently Owned and Operated

ADDITIONAL PHOTOS



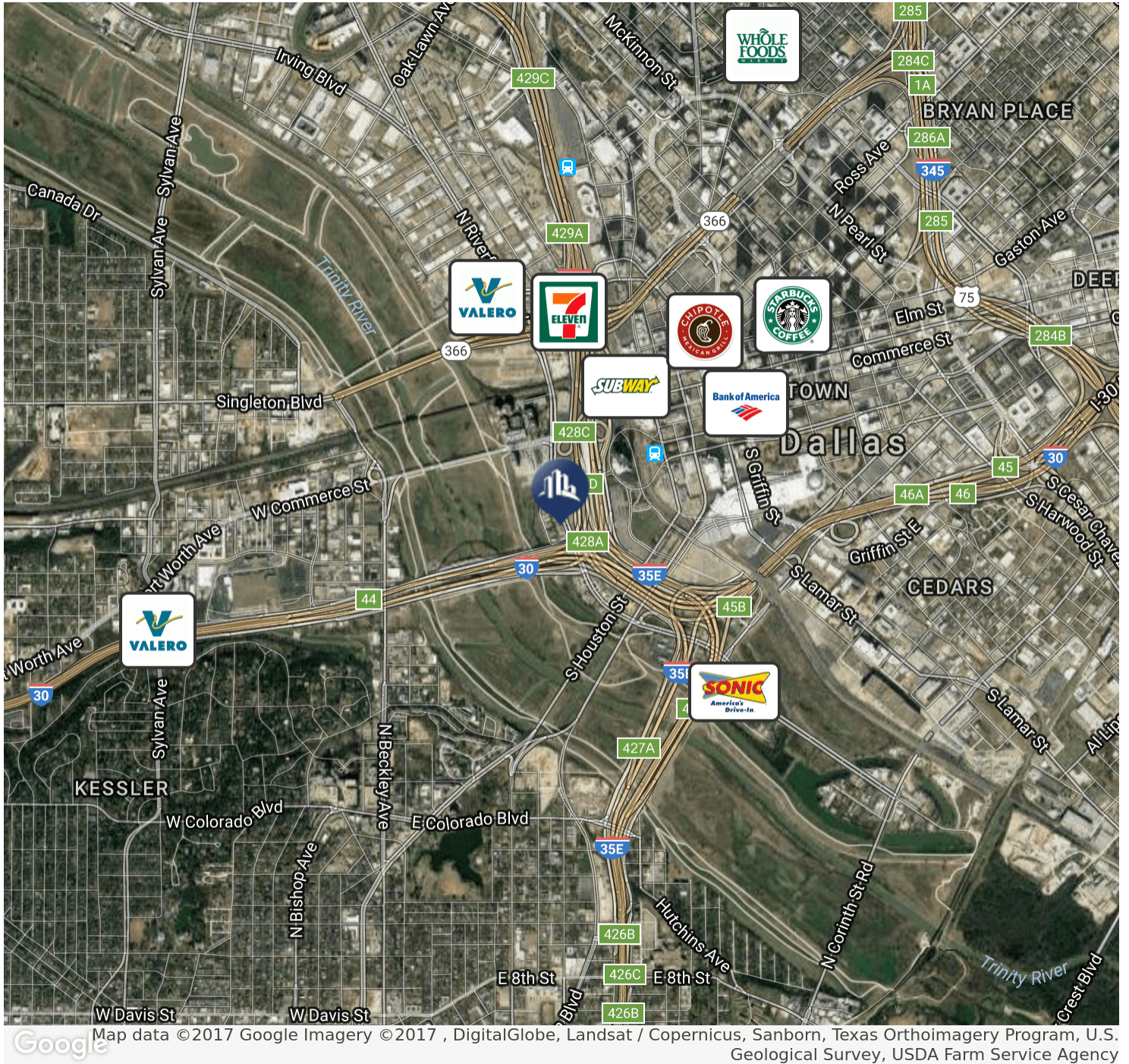
DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,243	110,037	346,572
Median age	31.0	32.0	31.8
Median age (male)	31.3	32.3	31.5
Median age (Female)	30.2	31.4	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,483	46,725	132,495
# of persons per HH	2.7	2.4	2.6
Average HH income	\$65,611	\$69,943	\$71,415
Average house value	\$216,134	\$196,721	\$161,936

* Demographic data derived from 2010 US Census

RETAILER MAP



351 S RIVERFRONT BLVD.

DALLAS, TX 75207

SperryCGA - ENGVEST // 7005 CHASE OAKS BLVD # 200, PLANO, TX 75025 // ENGVEST.COM // 469.916.8888