

# HARWOOD CROSSING

COMING 2016 - EXPANDED KROGER  
& SHOPPING CENTER RENOVATION

EULESS, TEXAS

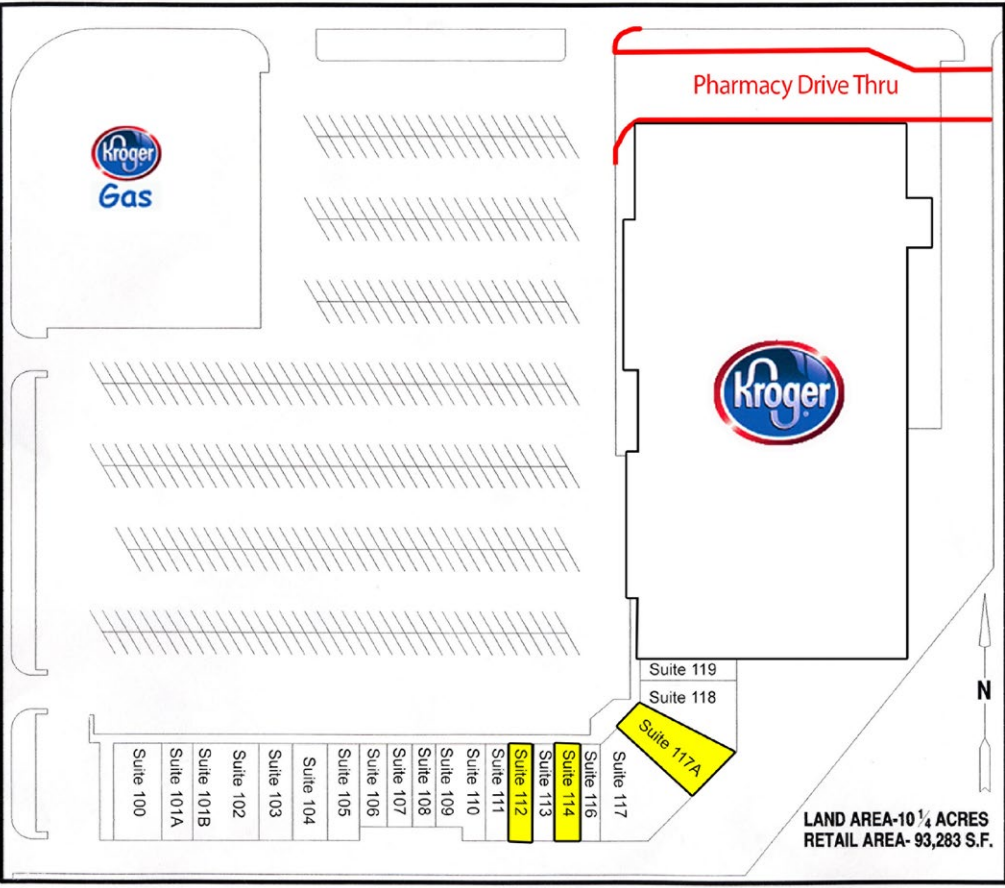
RYAN SMITH

TONYA HAGOOD



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

# HARWOOD CROSSING



TENANT ROSTER		
Suite	Tenant	Sq. Ft.
100	JOE'S PIZZA	3,500
101A	ANY LAB TEST NOW	1,262
101B-102	WING STOP	2,532
103	ZOETIC DENTAL	1,930
104	RODNEY D YOUNG	1,580
105	MS. NAILS	1,589
106	ADVANCE AMERICA	1,039
107	SASHA'S BEAUTY SALON	1,050
108	504 SALON	1,050
109-110	H&R BLOCK	2,295
111	SUBWAY	1,225
112	VACANT	1,225
113	ACE CASH EXPRESS	1,225
114	VACANT	1,225
116	NIKKI'S SPA	1,190
117	JOY WASH WORLD	3,414
117A	VACANT	1,969
118	EULESS WOK RESTAURANT	2,240
119	METROPCS	1,241

## PROPERTY INFORMATION

### LOCATION

SEC Harwood Rd & Main St  
Eules, Texas

### AVAILABLE

1,225 SF  
2,400 SF

### NNN

Taxes \$2.01 PSF  
CAM \$2.39 PSF  
Ins. \$0.42 PSF  
**\$4.82 PSF**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 EST POPULATION	22,026	92,249	199,368
2016 EST AVG HH INCOME	\$70,430	\$82,448	\$84,319

TRAFFIC COUNTS	
MAIN STREET	16,326 VPD (2012 KSS FUELS)
HARWOOD ROAD	15,092 VPD (2012 KSS FUELS)



8235 DOUGLAS AVE, SUITE 720  
DALLAS, TEXAS 75225  
214.378.1212

VENTUREDFW.COM

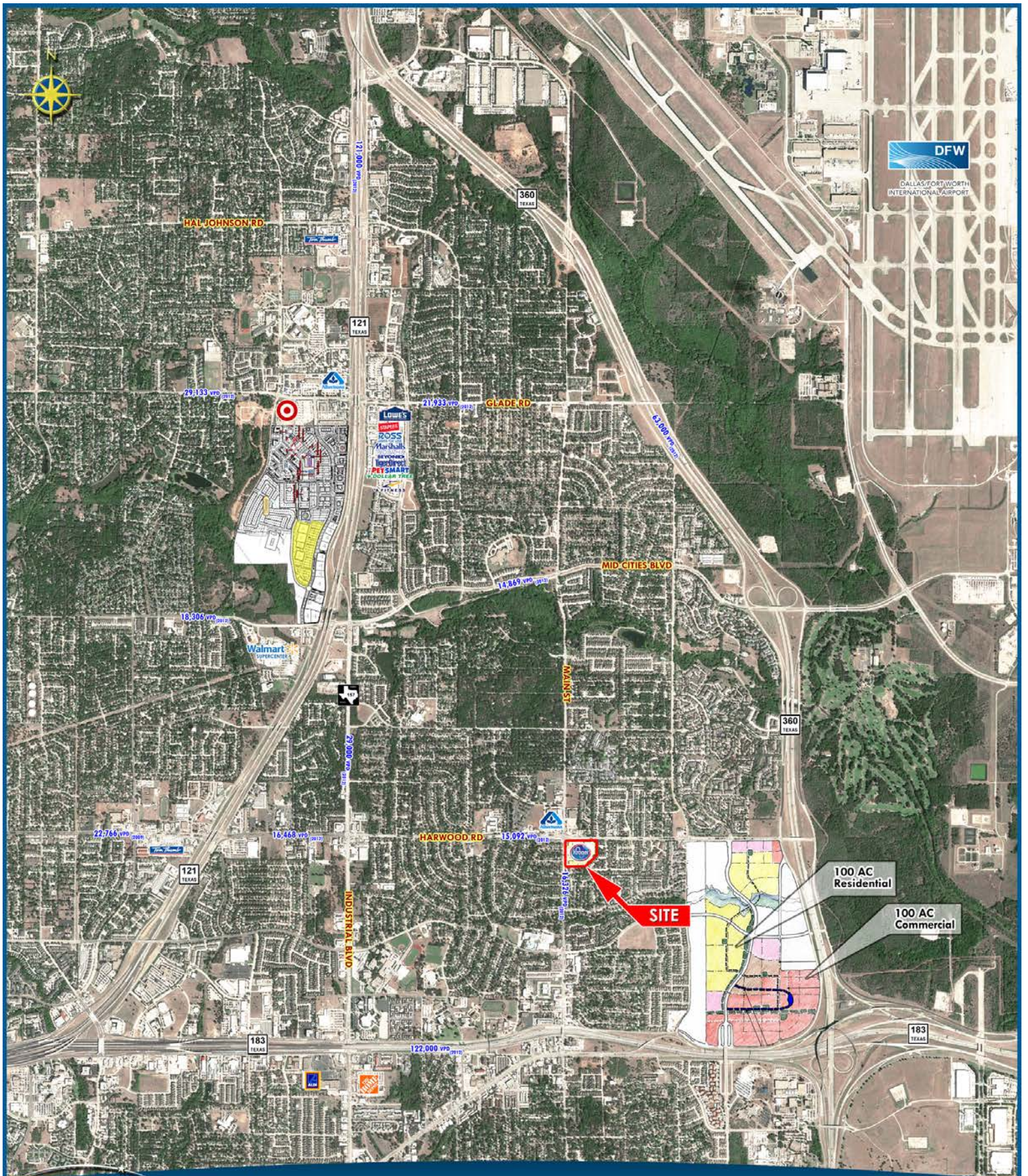


HARWOOD RD

15,092 VPO (2012)

16,326 VPO (2012)

MAIN ST



DFW  
DALLAS/FORT WORTH  
INTERNATIONAL AIRPORT

HAL JOHNSON RD.

360  
TEXAS

121  
TEXAS

GLADE RD.

MID-CITIES BLVD.

HARWOOD RD.

MAIN ST.

100 AC  
Residential

100 AC  
Commercial

**SITE**

**VENTURE** 214.378.1212  
COMMERCIAL 8235 Douglas Ave, Suite 720  
Dallas, TX 75225

HARWOOD RD & MAIN ST

EULESS, TX



