

3726 TOWNE CROSSING BLVD

FOR SALE OR LEASE

MESQUITE, TEXAS

TOWNE CROSSING BLVD & I-635

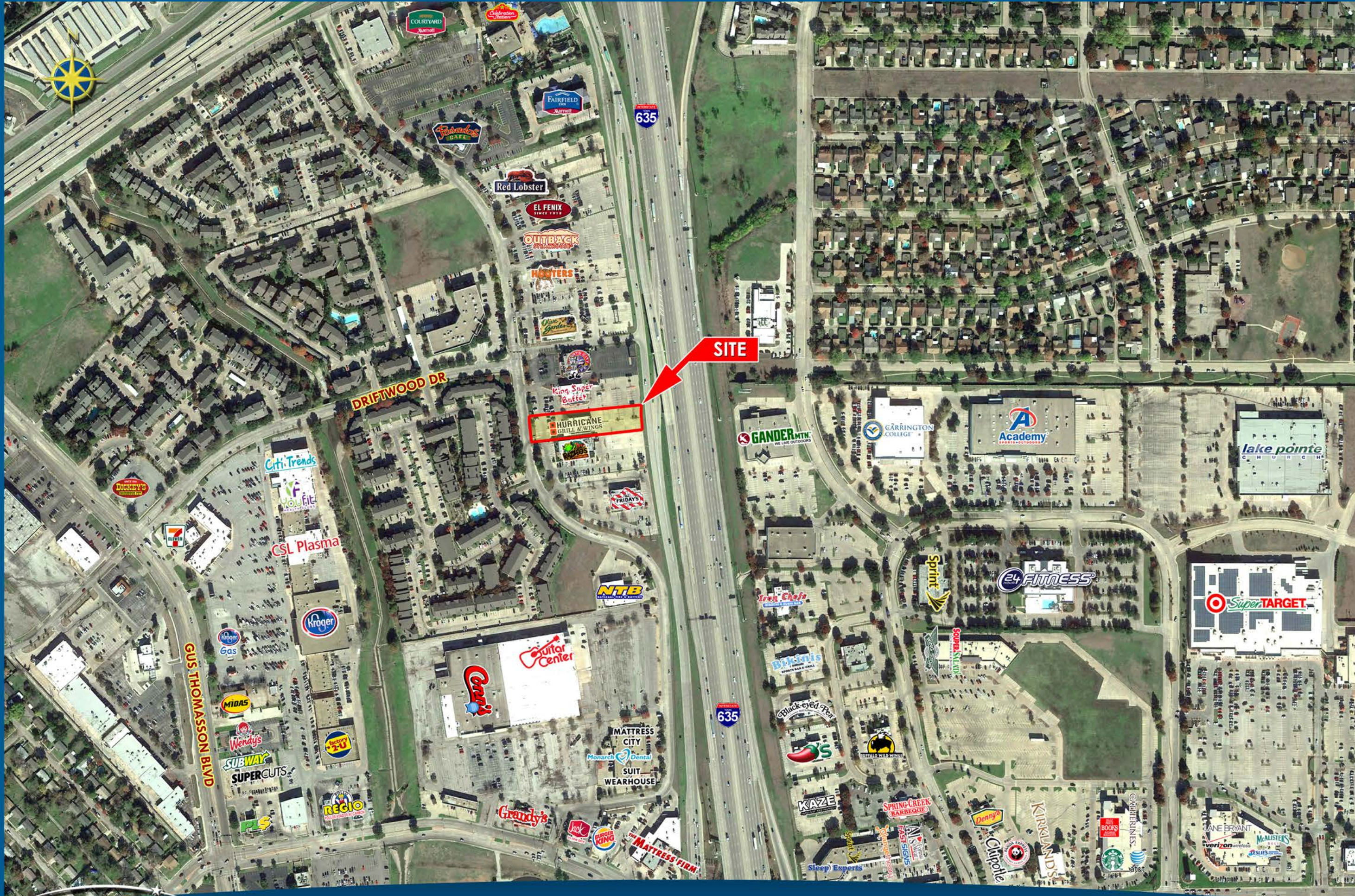
BOB MOORE

CHRIS CORBIN



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





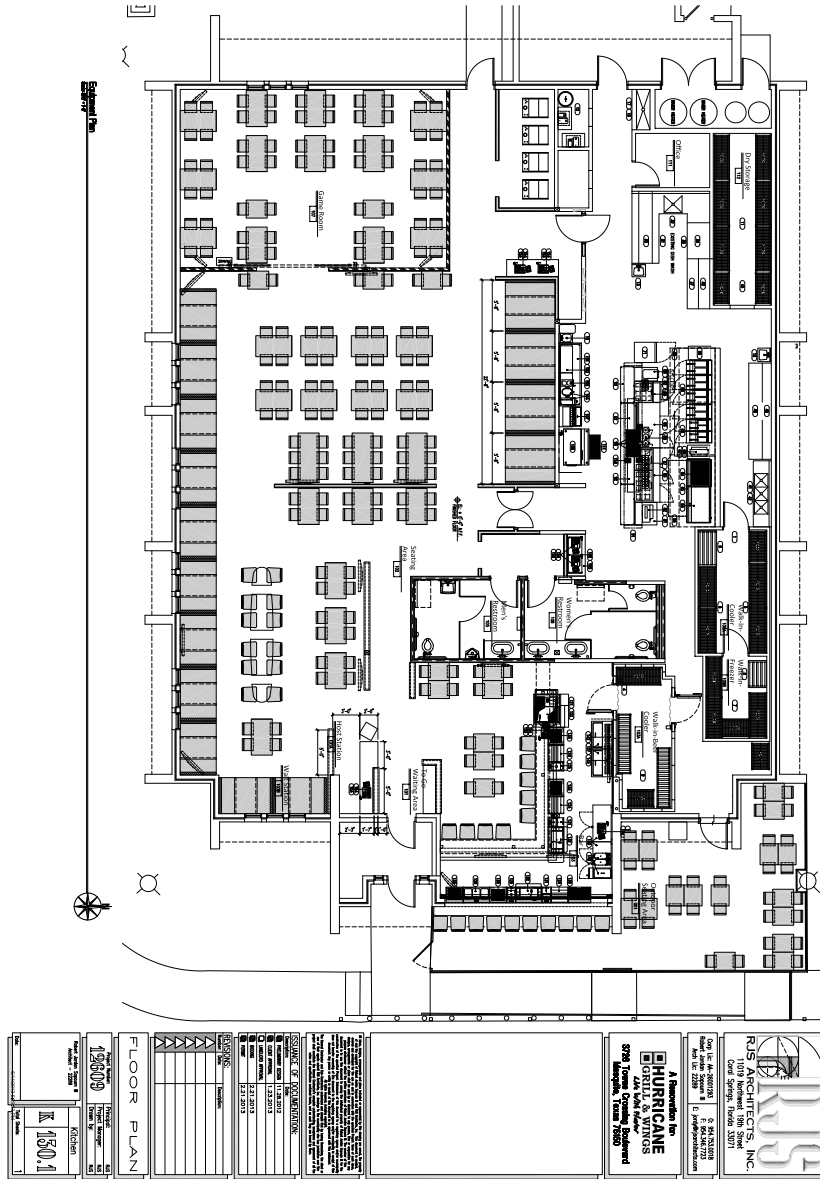
**VENTURE** 214.378.1212  
COMMERCIAL 8235 Douglas Ave, Suite 720  
Dallas, TX 75225

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# 3726 TOWNE CROSSING BLVD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 EST POPULATION	14,739	118,341	320,640
2015 EST DAYTIME POPULATION	12,243	42,724	95,774
2015 EST AVG HH INCOME	\$56,464	54,681	56,931

TRAFFIC COUNTS	
I-635	161,480 VPD
TOWNE CROSSING BLVD	20,808 VPD

- ### HIGHLIGHTS
- 6,151 square feet.
  - Excellent visibility from I-635.
  - Approximately 80 parking spaces.
  - Existing vent, grease trap and walk-in cooler/freezer.
  - New HVAC, roof, sprinkler and electrical service.

