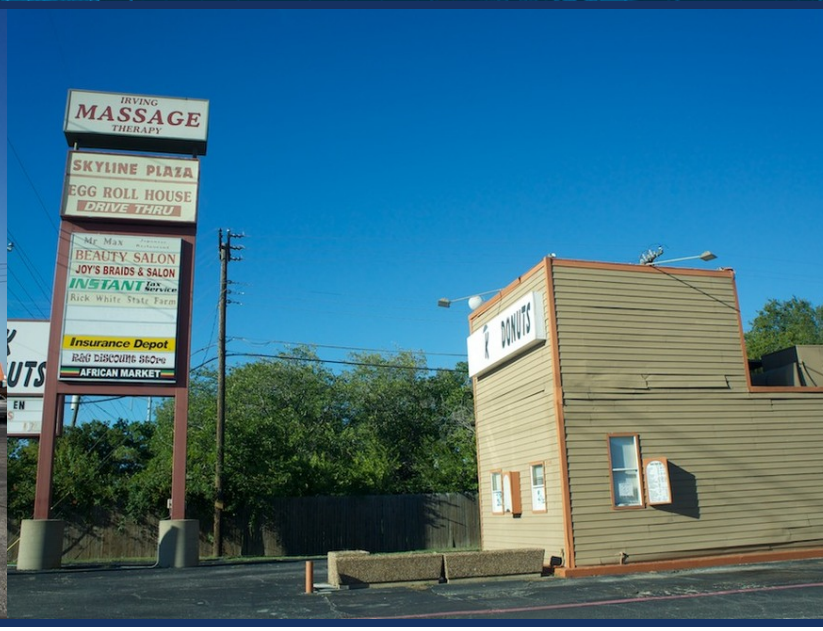
SKYLINE PLAZA

3002 North Beltline Rd, Irving, TX 75062



FOR INFORMATION

For Lease: $15.00 - 17.00 SF/yr (NNN)

Property Type: Retail

Building Size: 26,237 SF

Lot Size: 150,326 SF

Year Built: 1963

Features:

- Great Location!!!
- Excellent Visibility & High Traffic Area
- Strong & Diverse Tenant Mix

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*Each office Independently Owned and Operated

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Executive Summary

OFFERING SUMMARY

Available SF:	800 - 2,600 SF
Lease Rate:	$15.00 - 17.00 SF/yr (NNN)
Lot Size:	3.45 Acres
Year Built:	1963
Building Size:	26,237
Zoning:	Neighborhood Commercial

PROPERTY OVERVIEW

Skyline Plaza sits on Beltline Road, just minutes from Irving Mall, where visibility and high traffic are just some of the perks this multi- tenant retail center gets to enjoy.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
#3325	$15.00 - 17.00 SF/yr	2,600 SF
#3020	$17.00 SF/yr	800 SF

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Additional Photos

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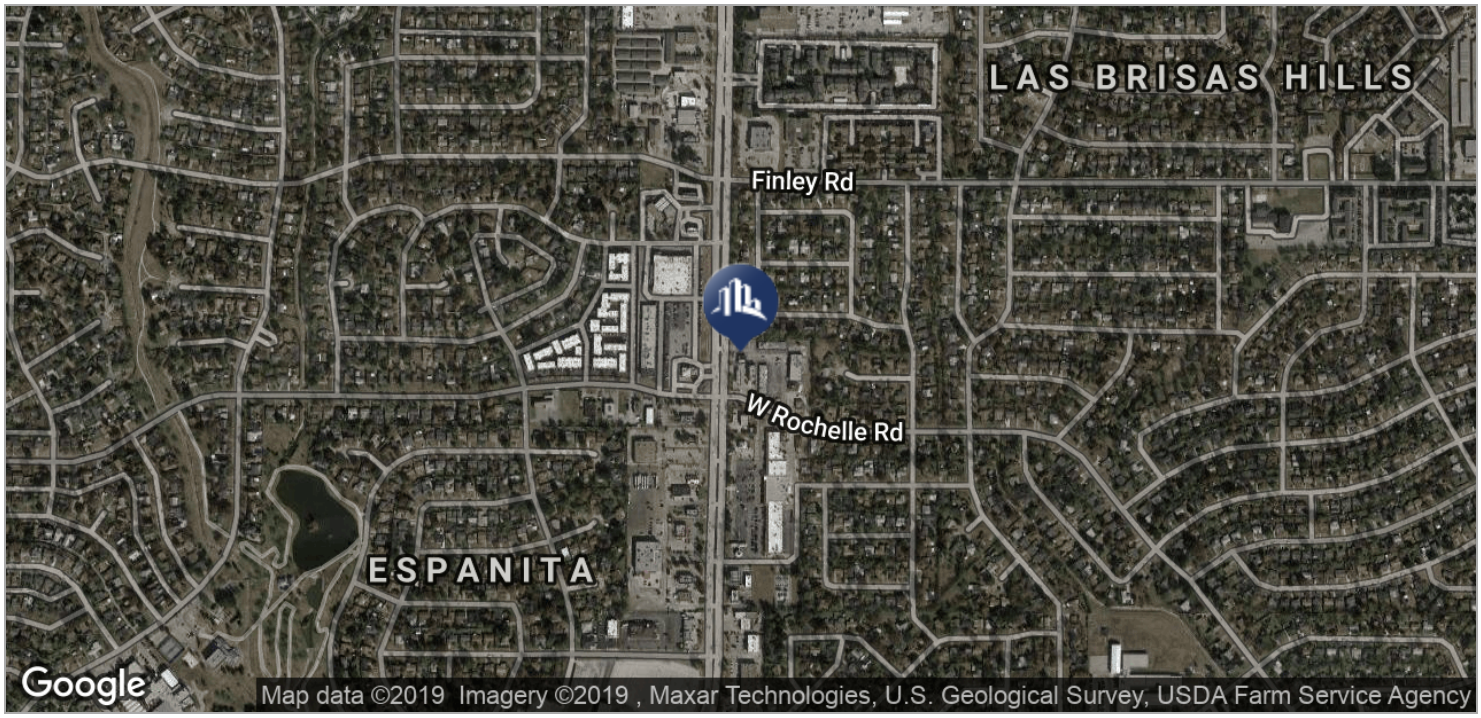
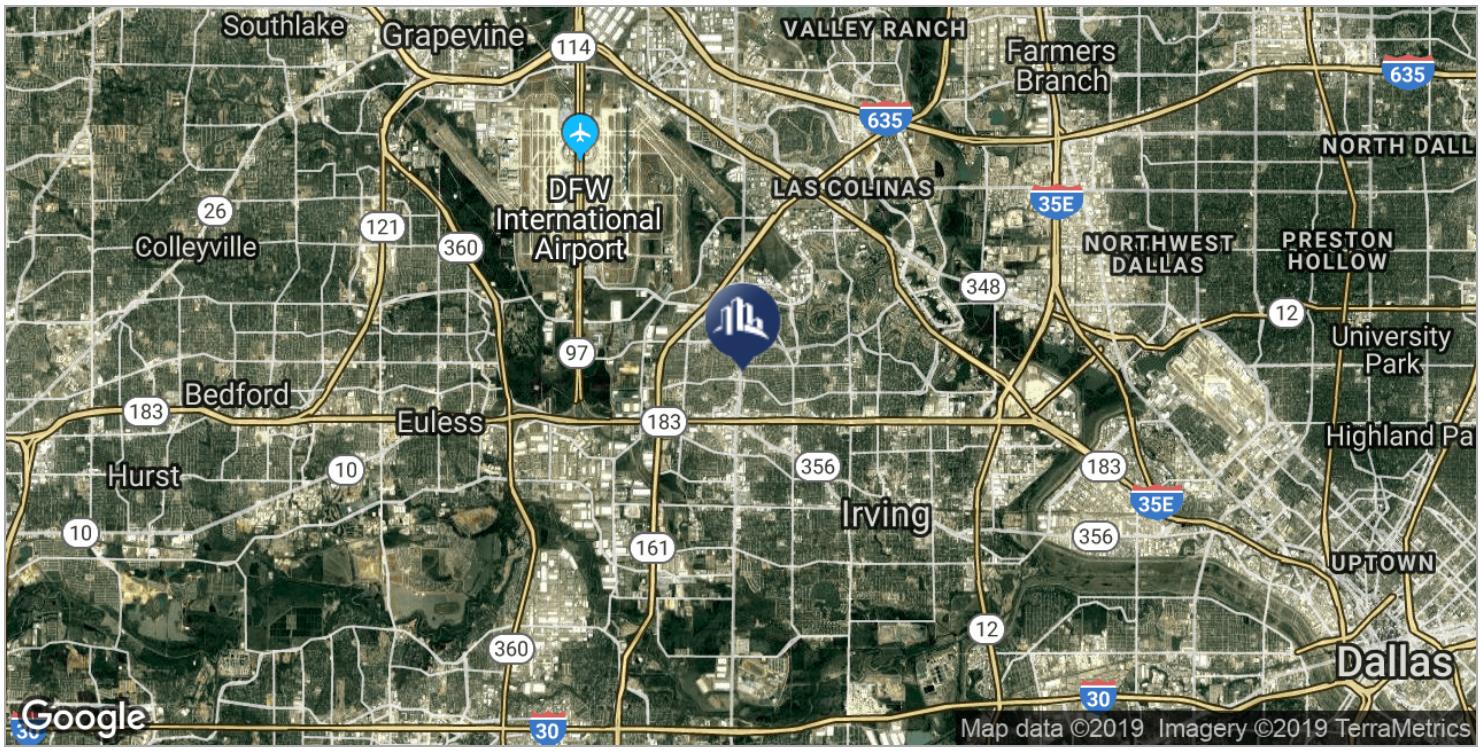
Location Maps





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Available Spaces

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
#3325	Strip Center	$15.00 - 17.00 SF/yr	NNN	2,600 SF	Negotiable	
#3020		$17.00 SF/yr	NNN	800 SF	Negotiable	

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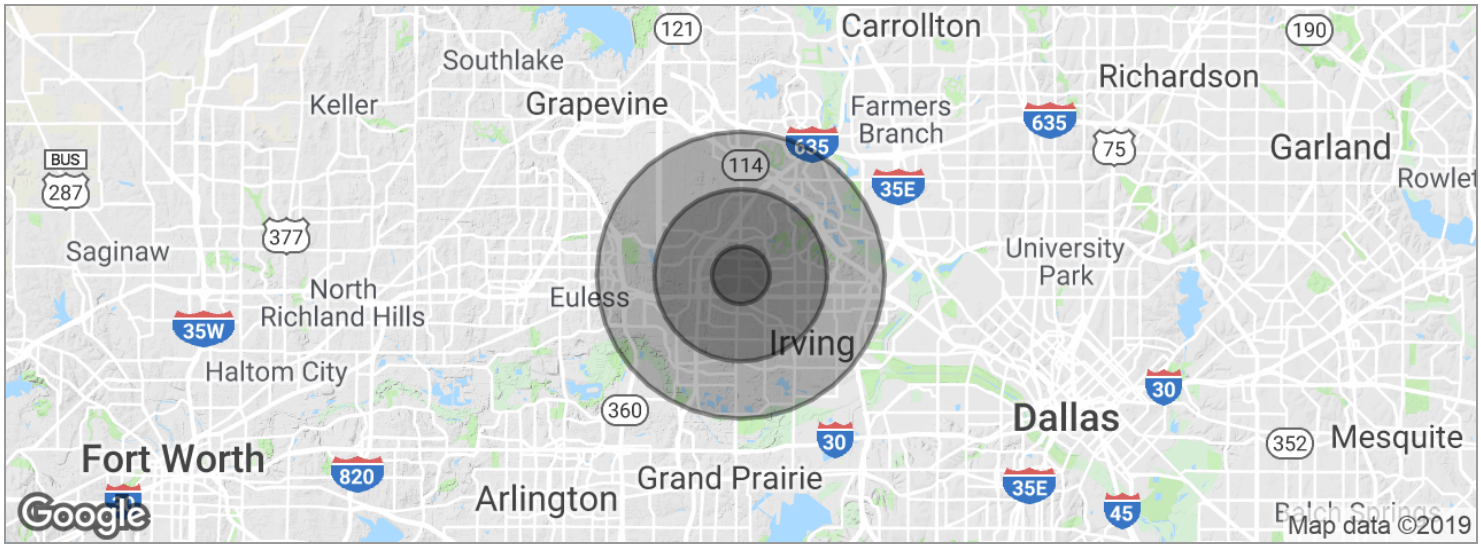
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	22,600	118,559	207,149
Median age	31.6	31.0	31.3
Median age (male)	31.8	30.9	31.1
Median age (Female)	31.8	31.2	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,341	44,636	78,877
# of persons per HH	2.7	2.7	2.6
Average HH income	$49,701	$57,006	$61,142
Average house value	$118,687	$162,242	$186,864

** Demographic data derived from 2010 US Census*

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Retailer Map

7-ELEVEN
Wendy's
Pizza Hut
WELLS FARGO
Bank of America
BRAUM'S
ICE CREAM AND DAIRY STORES
WHATABURGER
STARBUCKS COFFEE
Jack in the box
WING STOP
DICKEY'S BARBECUE PIT
HOOTERS
CHIPOTLE MEXICAN GRILL
Walmart
SPRING CREEK BARBEQUE
Chevron
QT
chili's AMERICAN GRILL & BAR
LAKESIDE LANDING
LAS BRISAS
MACARTHUR COMMERCE
LAS COLINAS
LAS COLINAS WOODS
VALLEY RANCH
LAS COLINAS
LAS COLINAS
LAS COLINAS