

Heritage Plaza

695 N. PRESTON ROAD, CELINA, TX 75009

FOR LEASE

Retail Property



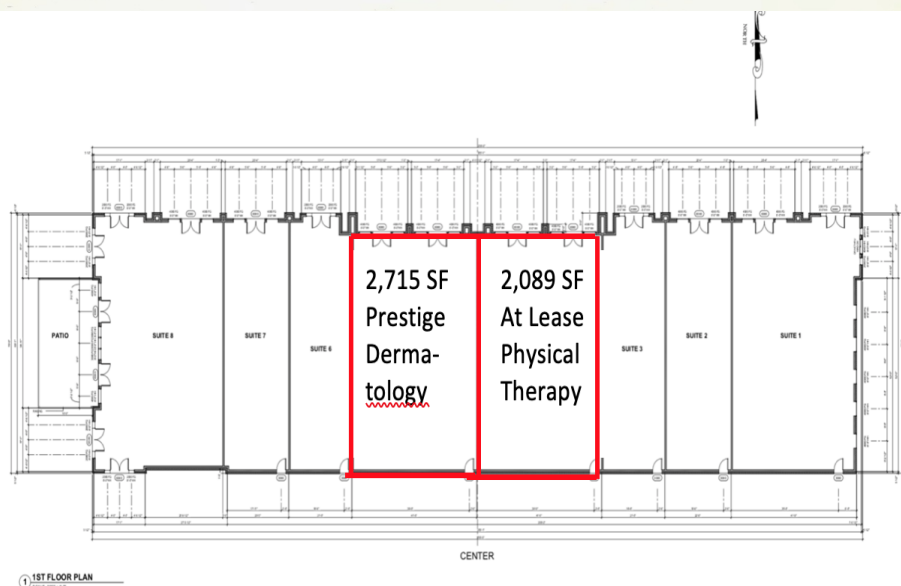
8 SPACES AVAILABLE

SIZE

1,500-2,900 SF

LEASE RATE

\$23-\$25 SF/YR



PROPERTY FEATURES

- Class A retail space in shell condition now available for lease.
- Located North of Preston and Founders Road in Celina, TX
- Ideal for restaurant, nail salon, medical office, dry cleaner, retail use.
- \$7.02 NNN



www.SperryCGA.com

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Each office independently owned and operated.

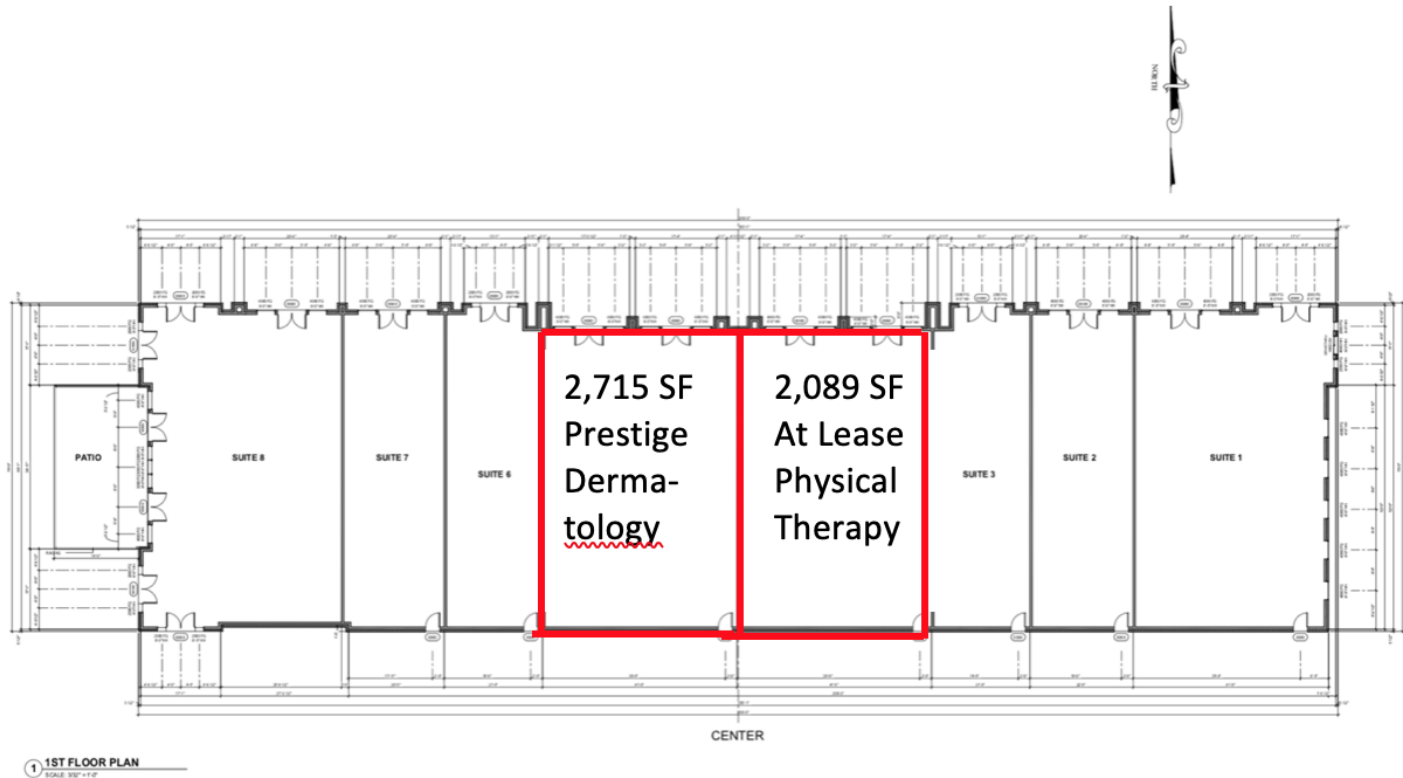
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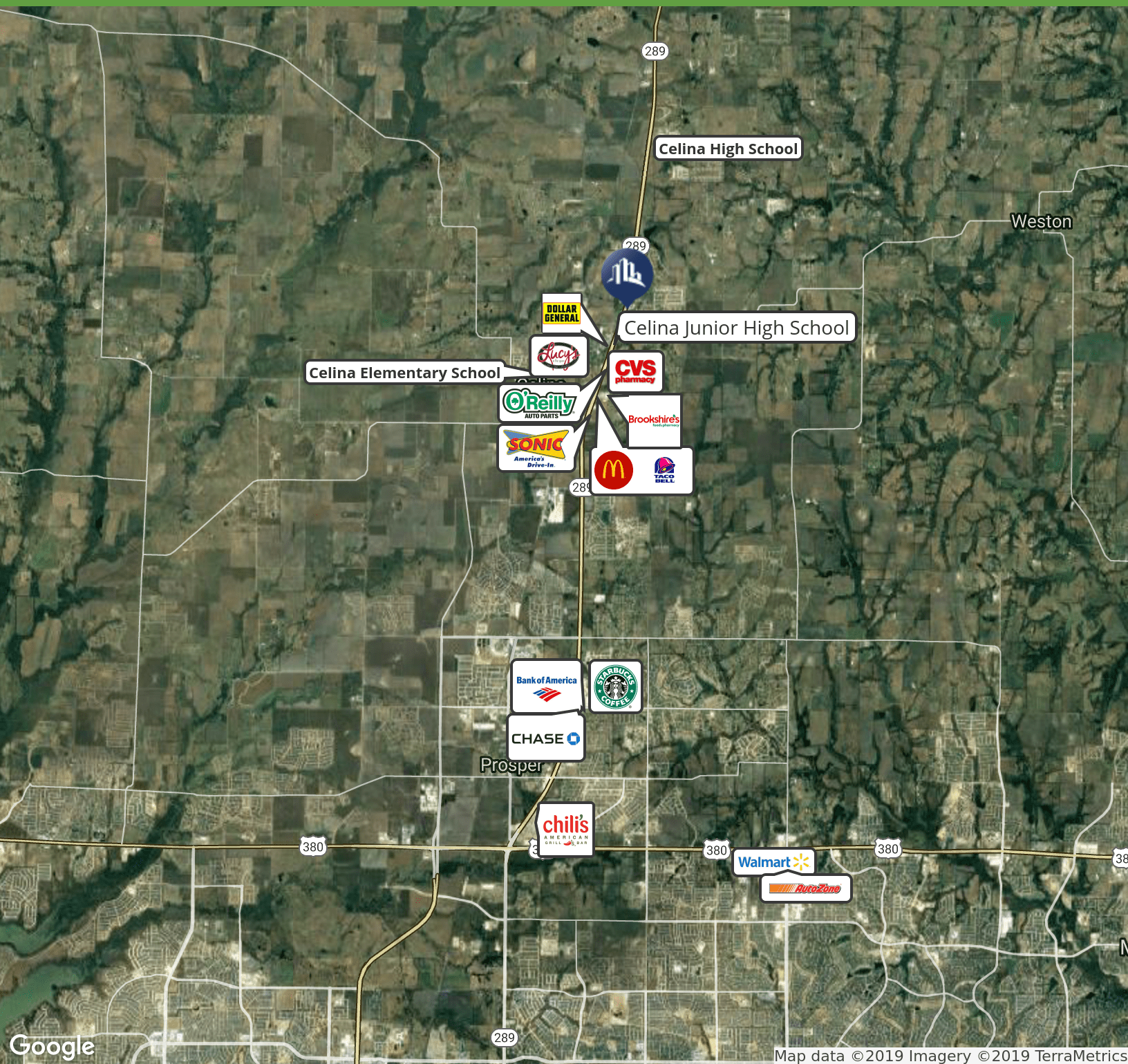
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	278	7,216	48,664
Median age	39.3	39.0	34.9
Median age (Male)	39.1	38.9	34.0
Median age (Female)	39.5	39.1	34.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	100	2,579	16,214
# of persons per HH	2.8	2.8	3.0
Average HH income	\$103,048	\$103,927	\$106,741
Average house value	\$298,118	\$300,073	\$283,151

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	17.3%	16.5%	12.5%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	87.1%	87.8%	86.0%
Black	4.3%	4.2%	6.1%
Asian	0.4%	0.5%	2.6%
Hawaiian	0.0%	0.0%	0.1%
American Indian	1.8%	1.9%	0.9%
Other	2.5%	2.6%	2.0%

* Demographic data derived from 2010 US Census



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