



MERRITT  
CAPITAL  
PARTNERS

# FOR LEASE

## Central Park Shopping Center

Irving, Texas



**Location:**

**1706 W Irving Blvd  
Irving, Texas**

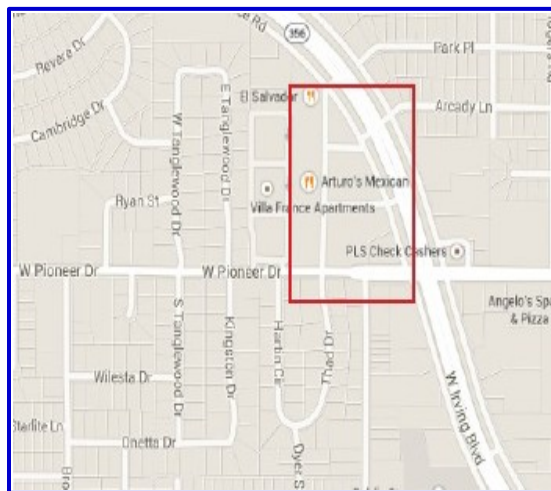
**Building Area:**

**107,344 sf**

**Demographics:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population	20,059	149,479	202,694
Avg. H.H Income	\$55,429	\$58,194	\$58,331

**Tenants:**



**CONTACT**

**Walker Bateman**

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The Information contained herein was obtained from sources deemed reliable; however, Merritt Capital Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.





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Pioneer Road 12,000 VPD



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**CENTRAL PARK**  
**IRVING, TEXAS**  
**NOW LEASING!**

Web Address: [merritt-capital.com](http://merritt-capital.com)

**BUILDING SIZE:** 107,344 sf

**RATE:** \$12.00- \$16.00 psf + \$3.00 NNN

**EXPENSES:**

Taxes:	\$1.50
Insurance:	\$0.25
<u>CAM:</u>	<u>\$1.25</u>
Triple Nets:	\$3.00 per square foot

**TENANTS:** **98% Leased**

1816 W. Irving Blvd:  
**VACANT** 1,572 sf

1900 W. Irving Blvd:  
**VACANT- 108** 850 sf