

# STEMMONS CENTER

2629 N. STEMMONS FREEWAY, DALLAS, TX



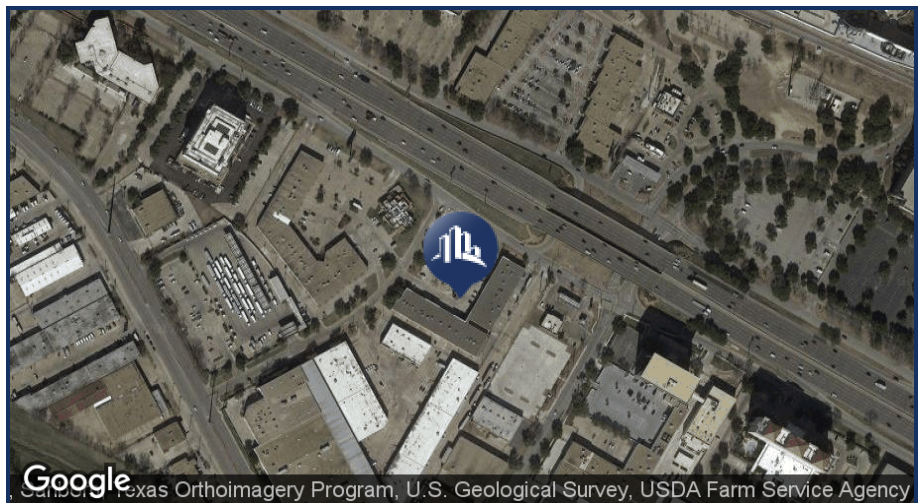
## FOR LEASE

For Lease: Negotiable

Property Type: Retail

Building Size: 50,243 SF

Lot Size: 2.23 Acres



Google Earth, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

## Features:

- Excellent Location!!!
- In the Heart of the Medical District
- Great Visibility & Access to I-35

## Contact:

**Daniel C. Eng, CCIM | CPM**

President | Broker

469.916.8828

daniel@engvest.com

TX #0514529

**Calvin Wong, CCIM**

Managing Partner

469.916.8810

calvin.wong@sperrycga.com

TX #0570017

**Mimi Sisombath**

Associate

469.916.8888 X226

mimi.sisombath@sperrycga.com

TX #0626198

\*Each office Independently Owned and Operated



## OFFERING SUMMARY

Available SF: 2,950 - 3,769 SF

Lease Rate: Negotiable

Lot Size: 2.23 Acres

Building Size: 50,243

Zoning: Mixed use

## PROPERTY OVERVIEW

Located in the heart of the Medical District, Stemmons Center offers excellent visibility and access to I-35. Available spaces can be used for retail, medical, office, or flex space. Many are equipped with roll up doors in the back.

## AVAILABLE SPACES

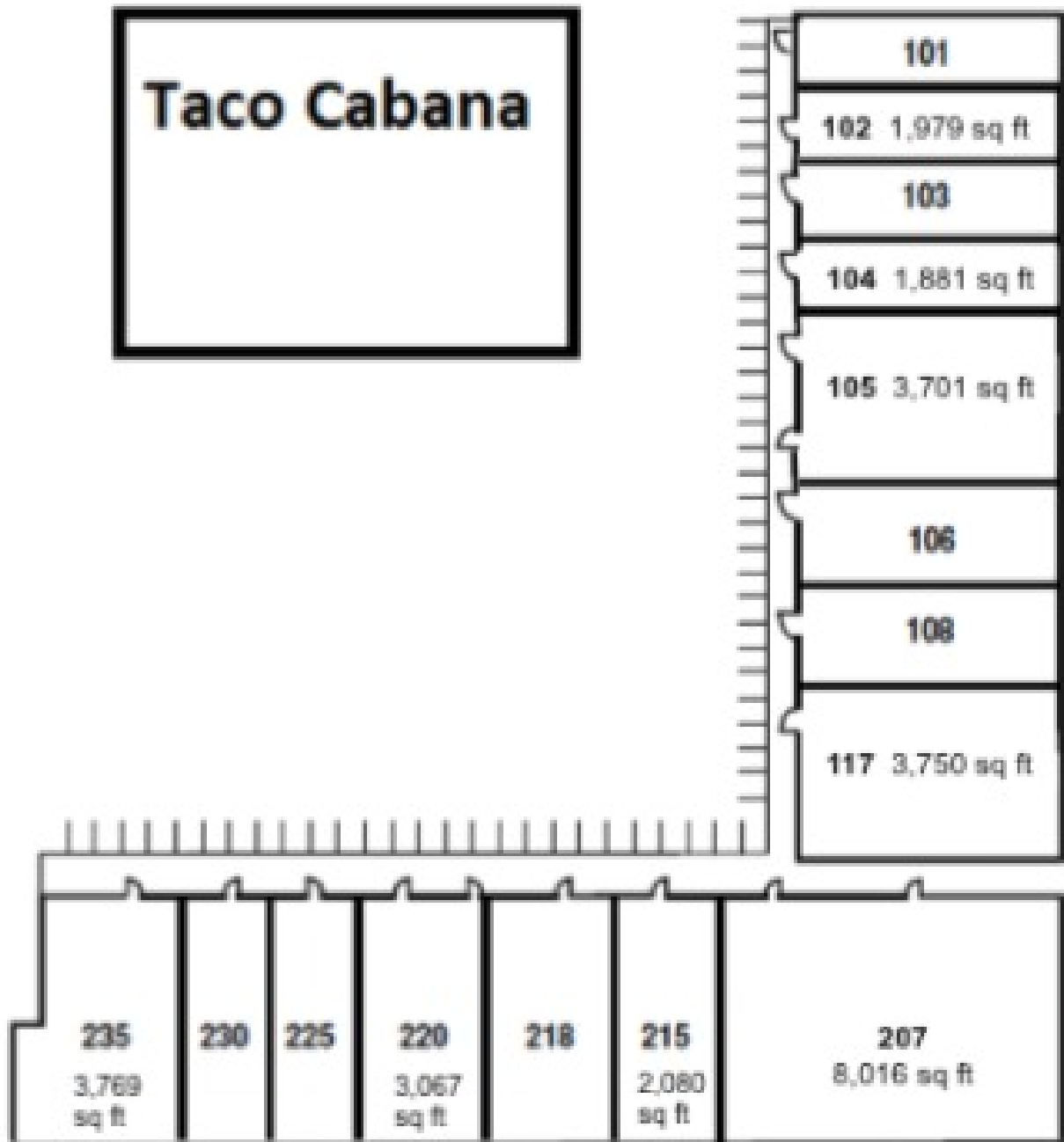
SPACE	LEASE RATE	SIZE (SF)
#117	Negotiable	3,750 SF
#218	Negotiable	2,950 SF
#235	Negotiable	3,769 SF



# ADDITIONAL PHOTOS



## I-35 E



# AVAILABLE SPACES

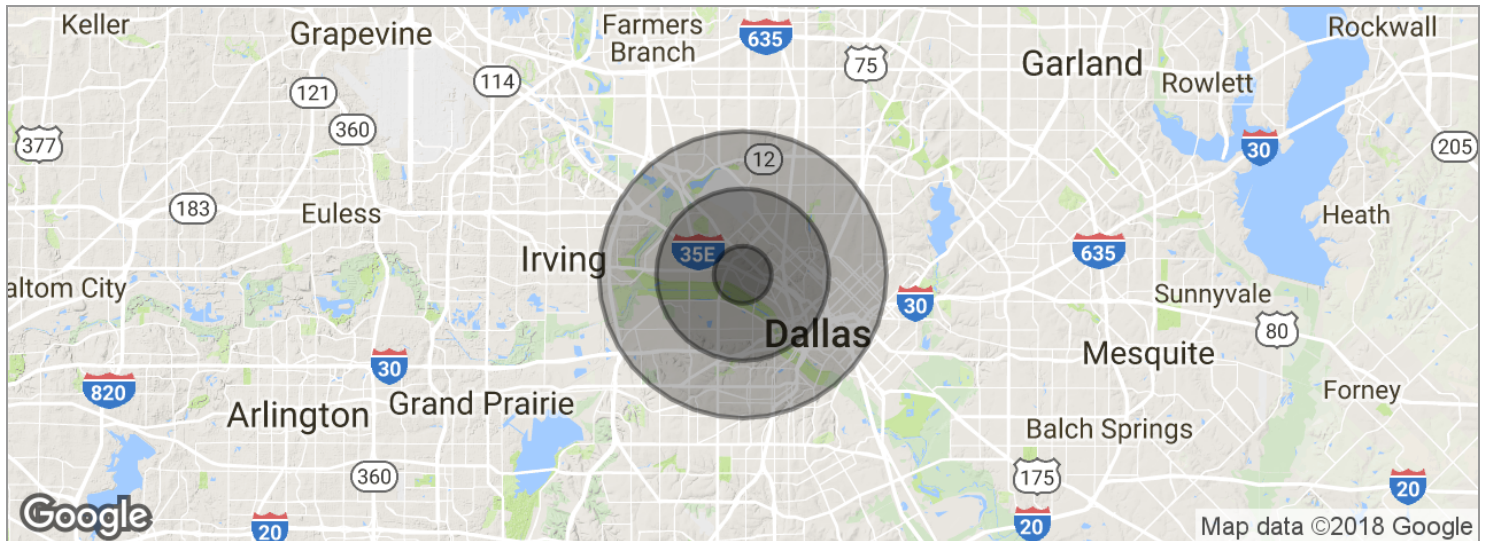


**LEASE RATE:** NEGOTIABLE      **TOTAL SPACE:** 2,950 - 3,769 SF  
**LEASE TYPE:** NNN      **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
#117	Street Retail	Negotiable	NNN	3,750 SF	Negotiable	Corner space located in the back.
#218	Street Retail	Negotiable	NNN	2,950 SF	Negotiable	
#235	Street Retail	Negotiable	NNN	3,769 SF	Negotiable	Retail - End Cap



# DEMOGRAPHICS MAP

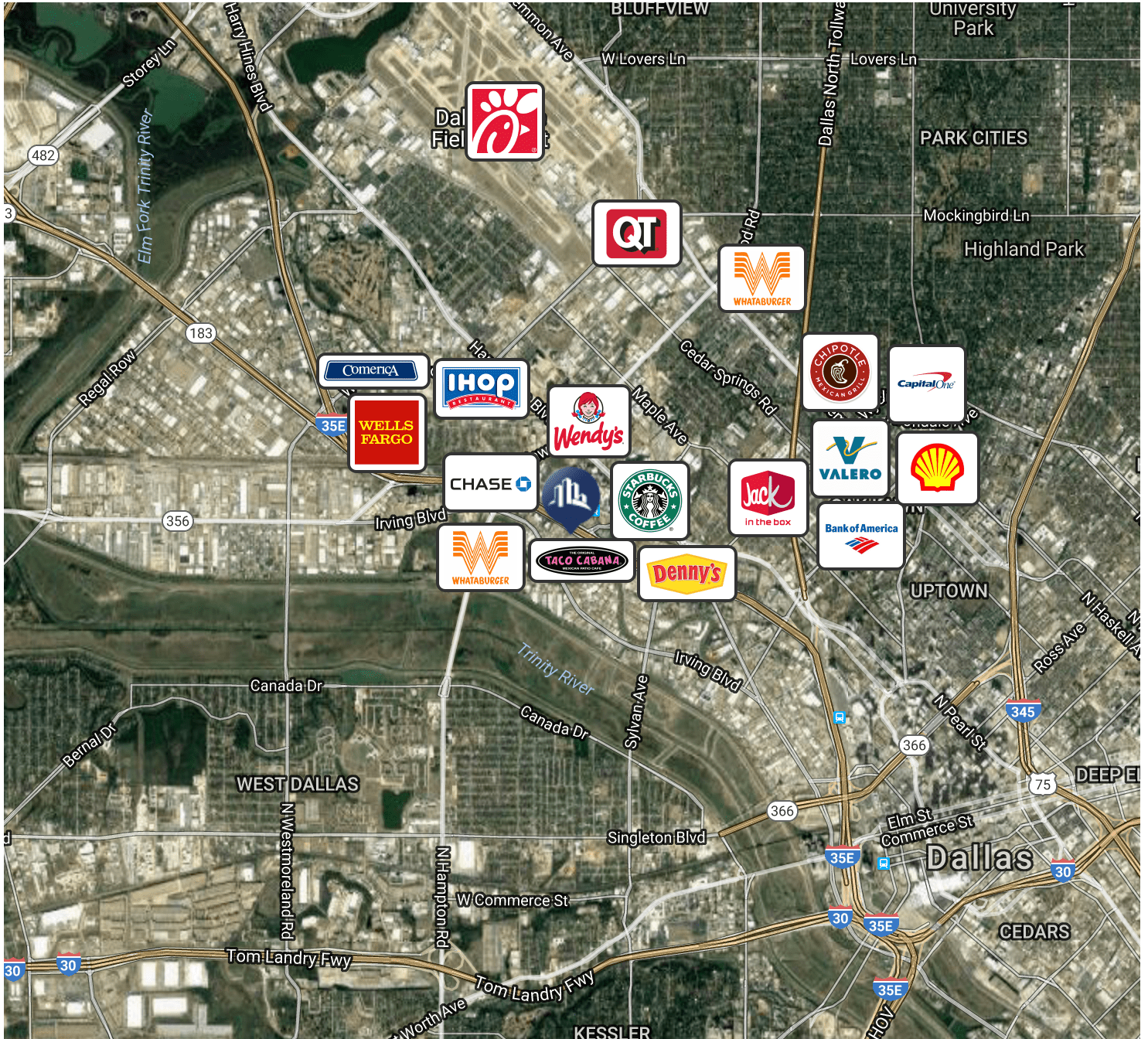


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,344	90,723	307,876
Median age	30.9	31.8	31.4
Median age (male)	32.2	32.3	31.9
Median age (Female)	30.5	31.2	30.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,090	35,896	114,142
# of persons per HH	4.9	2.5	2.7
Average HH income	\$42,082	\$86,566	\$90,281
Average house value	\$77,104	\$236,523	\$333,056

\* Demographic data derived from 2010 US Census



# RETAILER MAP



Map data ©2017 Google Imagery ©2017 , DigitalGlobe, Landsat / Copernicus, Sanborn, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

STEMMONS CENTER

2629 N. STEMMONS FREEWAY, DALLAS, TX 75207

SperryCGA - ENGVEST // 7005 CHASE OAKS BLVD # 200, PLANO, TX 75025 // ENGVEST.COM // 469.916.8888