

AUDELIA PLAZA

13350 AUDELIA ROAD, DALLAS, TX



FOR LEASE

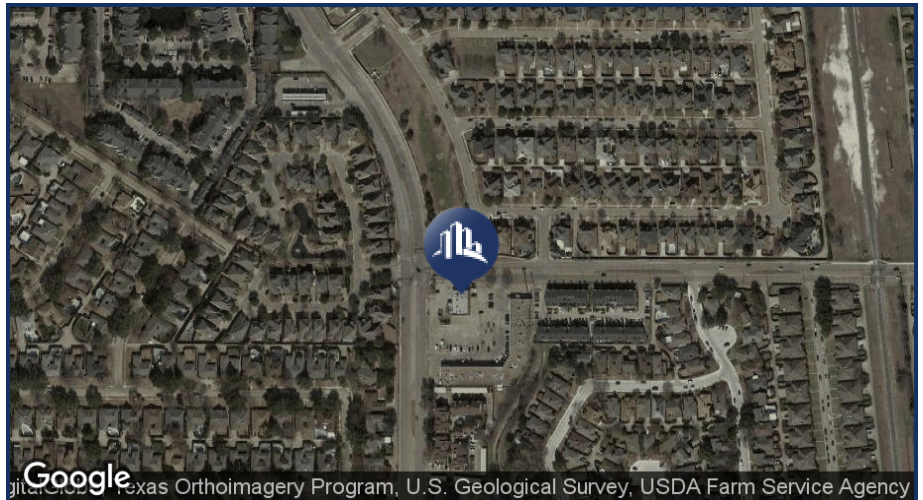
For Lease: Negotiable

Property Type: Retail

Building Size: 2,800 SF

Lot Size: 14,175 SF

Year Built: 2006



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

Features:

- Great Location!!!
- Corner Location - Excellent Visibility
- Shell Retail Space CAN be Divided

Contact:

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*Each office Independently Owned and Operated



OFFERING SUMMARY

Available SF: 1,200 - 1,600 SF

Lease Rate: Negotiable

Lot Size: 0.33 Acres

Year Built: 2006

Building Size: 2,800

Zoning: Community Retail
District

PROPERTY OVERVIEW

This shell retail space is located on the corner of Audelia & Buckingham, giving this property excellent visibility to both main streets.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
#120	Negotiable	1,600 SF
#110	Negotiable	1,200 SF

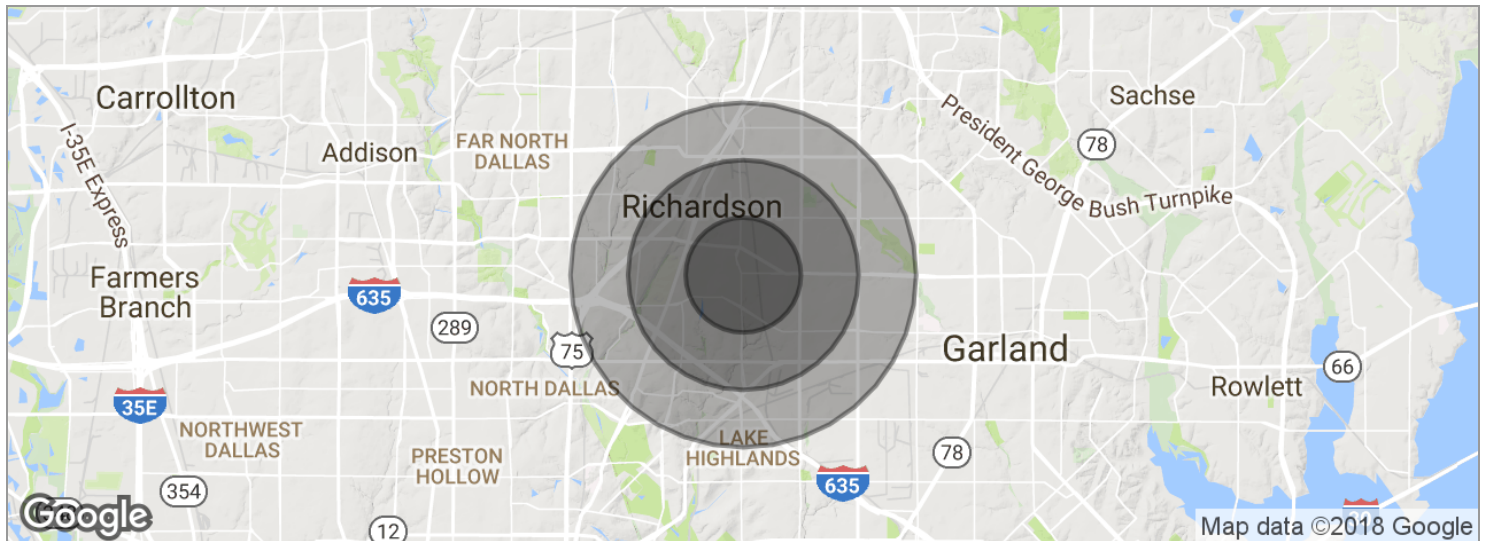
AVAILABLE SPACES



LEASE RATE: NEGOTIABLE **TOTAL SPACE:** 1,200 - 1,600 SF
LEASE TYPE: NNN **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
#120	Office Building	Negotiable	NNN	1,600 SF	Negotiable	
#110	Street Retail	Negotiable	NNN	1,200 SF	Negotiable	

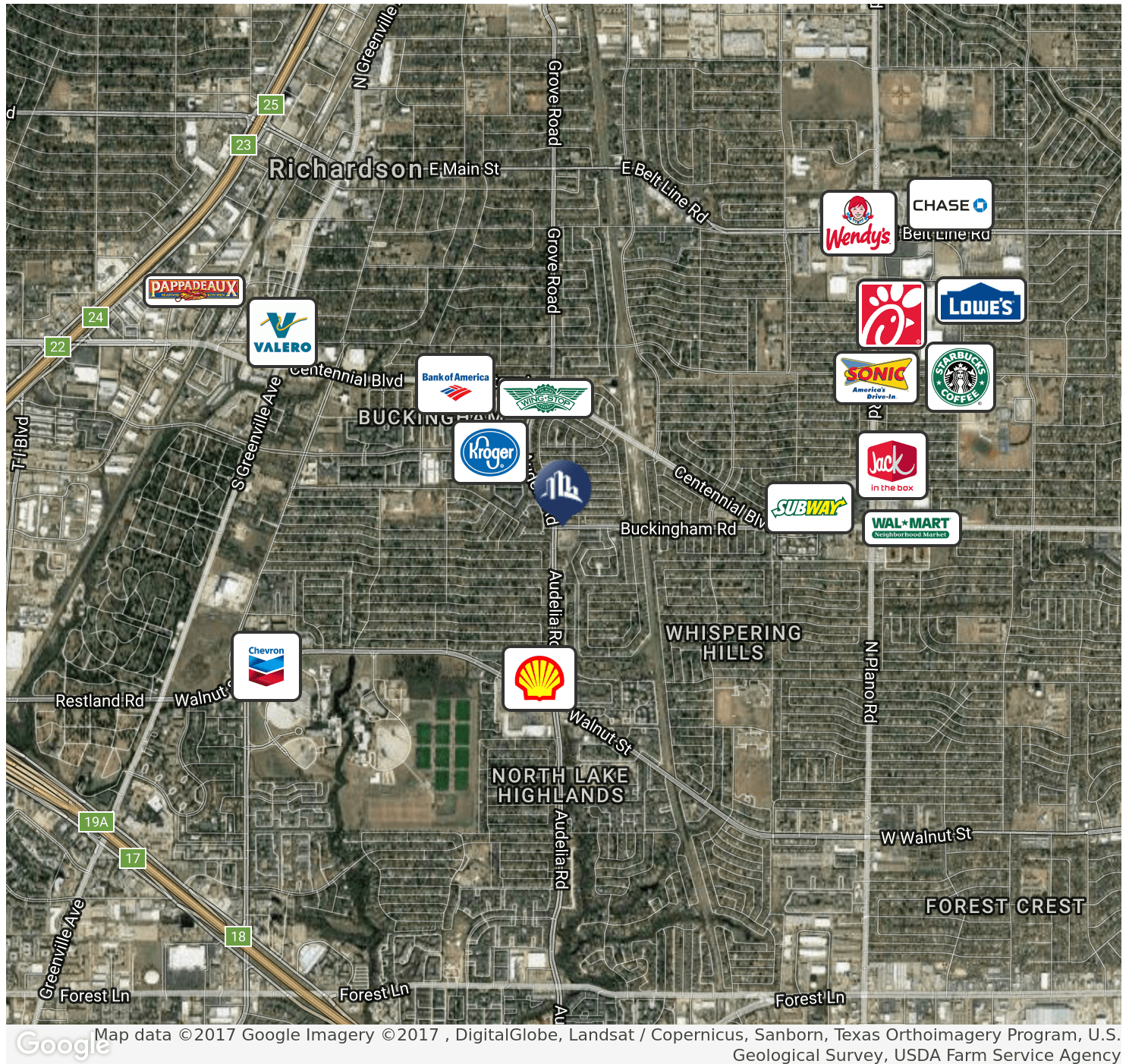
DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,597	72,238	146,160
Median age	34.2	32.3	33.2
Median age (male)	32.1	31.3	32.3
Median age (Female)	35.2	32.6	33.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,432	27,615	56,583
# of persons per HH	2.6	2.6	2.6
Average HH income	\$65,721	\$58,491	\$63,036
Average house value	\$142,263	\$135,268	\$168,095

* Demographic data derived from 2010 US Census

RETAILER MAP



AUDELIA PLAZA

13350 AUDELIA ROAD, DALLAS, TX 75243

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