

AUDELIA SQUARE

13340 AUDELIA ROAD, DALLAS, TX



FOR LEASE

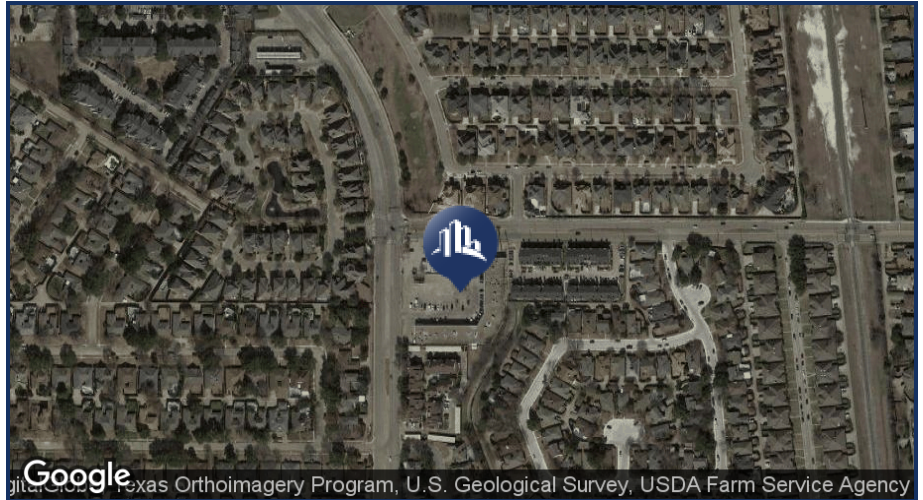
For Lease: Negotiable

Property Type: Retail

Building Size: 33,000 SF

Lot Size: 109,886 SF

Year Built: 1980



Features:

- Great Location!!!
- Good Tenant Mix
- High Traffic Intersection

Contact:

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*Each office Independently Owned and Operated

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	720 - 4,543 SF
Lease Rate:	Negotiable
Lot Size:	2.52 Acres
Year Built:	1980
Building Size:	33,000
Zoning:	Community Retail District

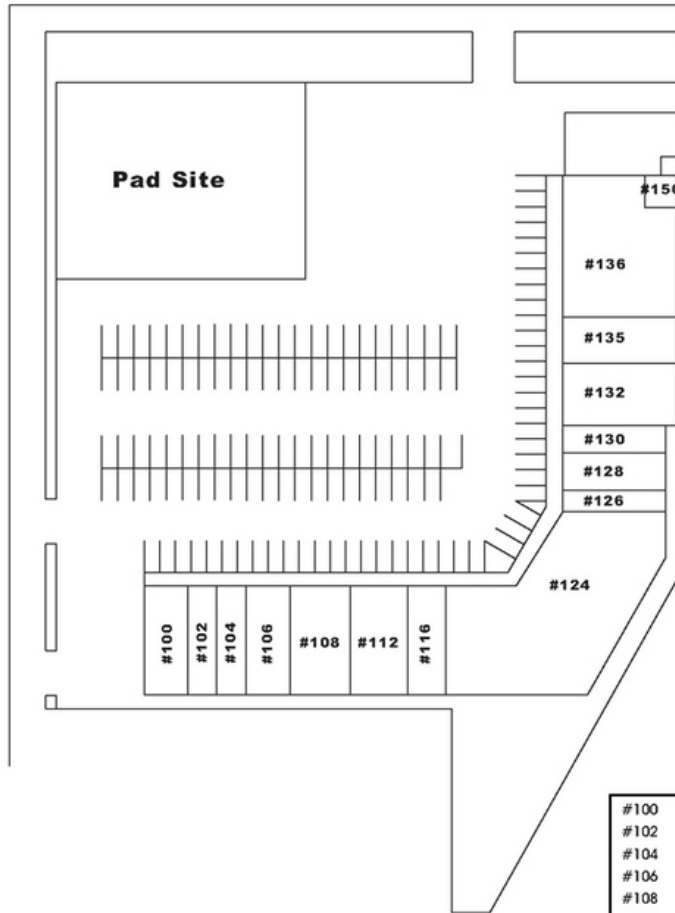


PROPERTY OVERVIEW

Audelia Square is an excellent place to start your new business!!! This property is located at the busy intersection of Buckingham & Audelia, in a quiet neighborhood surrounded by apartments and homes.

Buckingham Road

Audelia Road



AUDELIA SQUARE

13340 AUDELIA ROAD
DALLAS, TEXAS 75243

#100	1,430 SF	
#102	1,011 SF	
#104	1,008 SF	
#106	1,500 SF	VACANT
#108	2,000 SF	VACANT
#112	1,800 SF	
#116	1,200 SF	VACANT
#124	8,757 SF	
#126	720 SF	
#128	1,050 SF	VACANT
#130	900 SF	
#132	2,097 SF	VACANT
#135	1,690 SF	
#136	4,810 SF	
#150	628 SF	

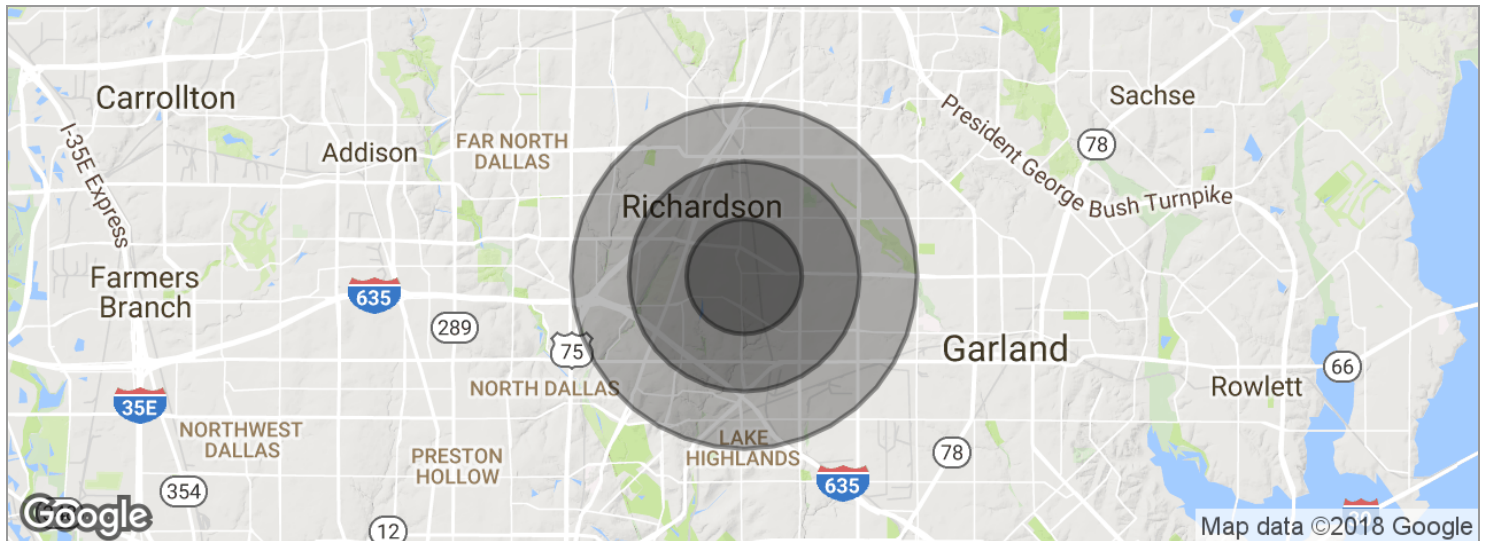
AVAILABLE SPACES



LEASE RATE: NEGOTIABLE **TOTAL SPACE:** 720 - 4,543 SF
LEASE TYPE: NNN **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 116	Strip Center	Negotiable	NNN	1,200 SF	Negotiable	
Suite 120	Strip Center	Negotiable	NNN	4,543 SF	Negotiable	
Suite 126	Strip Center	Negotiable	NNN	720 SF	Negotiable	
Suite 128	Strip Center	Negotiable	NNN	1,050 SF	Negotiable	

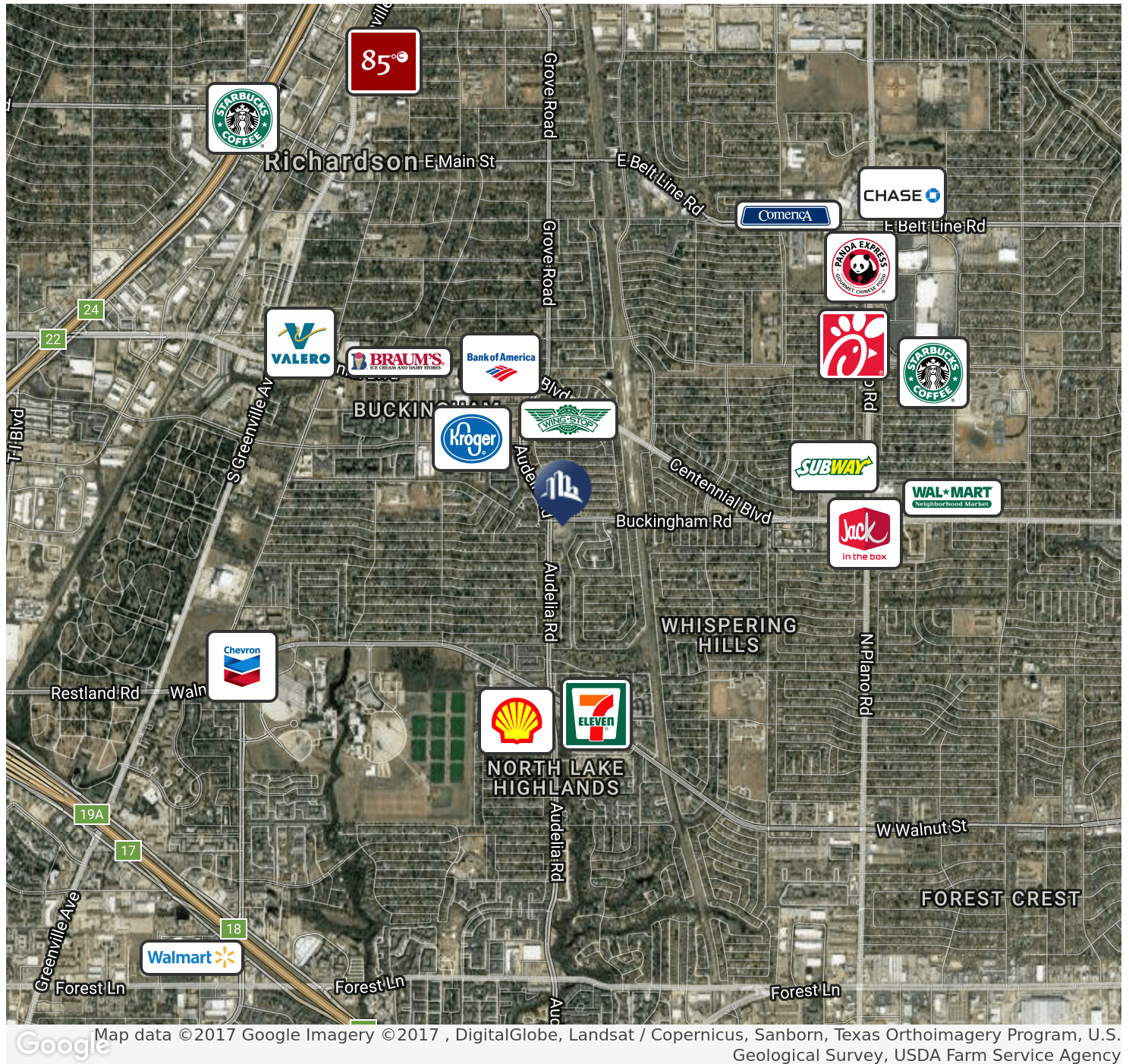
DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,893	72,419	145,108
Median age	34.1	32.3	33.2
Median age (male)	32.0	31.4	32.3
Median age (Female)	35.0	32.6	33.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,538	27,648	56,176
# of persons per HH	2.6	2.6	2.6
Average HH income	\$65,510	\$58,558	\$63,305
Average house value	\$141,996	\$135,294	\$169,645

* 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

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