



FOR LEASE

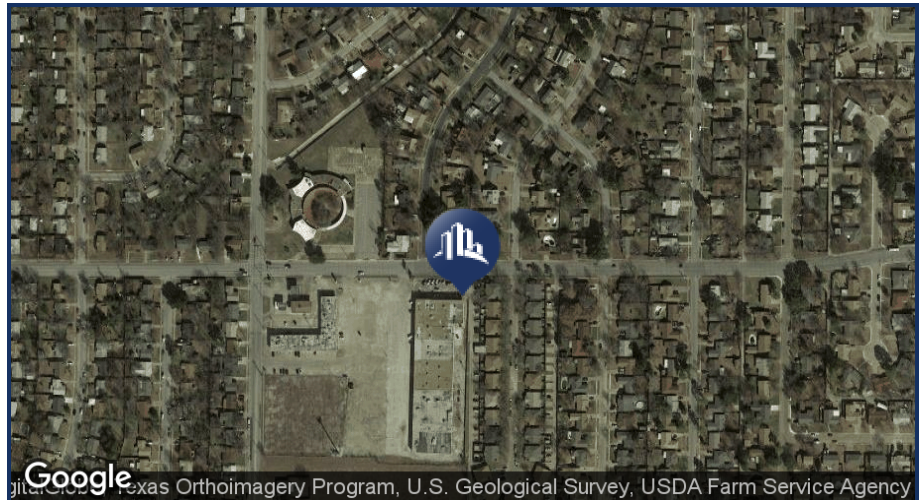
For Lease: Negotiable

Property Type: Retail

Building Size: 62,341 SF

Lot Size: 278,915 SF

Year Built: 1968



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

Features:

- Finished Space/ Ready to Occupy
- Highly Visible Corner Location
- Easily Accessible
- Available to Lease of Purchase
- Rental Rates Below Market
- Plenty of Parking
- Residential Neighborhood

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*Each office Independently Owned and Operated



OFFERING SUMMARY

Available SF:	16,800 SF
Lease Rate:	Negotiable
Lot Size:	6.4 Acres
Year Built:	1968
Building Size:	62,341
Zoning:	General Retail

PROPERTY OVERVIEW

Property is located at the corner of Marshall & 3rd Street

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 417	Negotiable	16,800 SF

ADDITIONAL PHOTOS



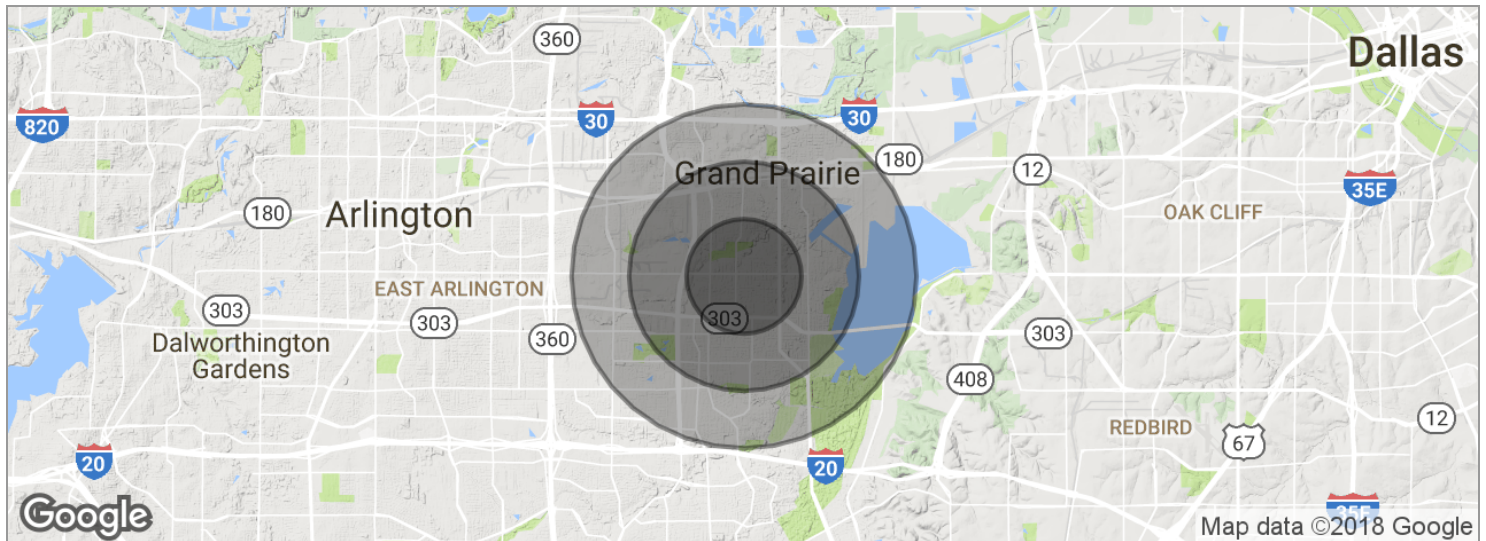
AVAILABLE SPACES



LEASE RATE: NEGOTIABLE **TOTAL SPACE:** 16,800 SF
LEASE TYPE: NNN **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 417	Strip Center	Negotiable	NNN	16,800 SF	Negotiable	

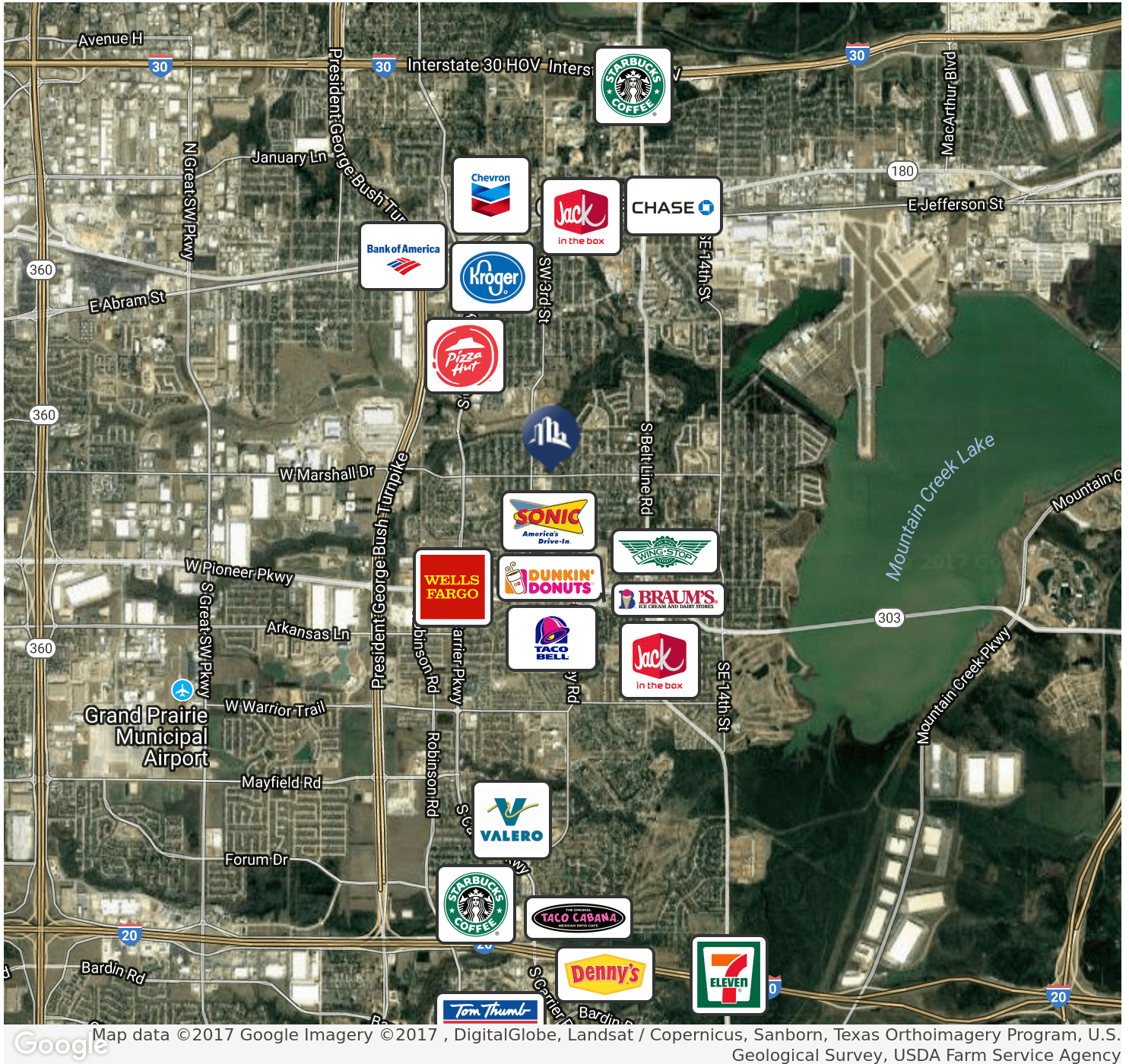
DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,817	52,803	93,807
Median age	30.9	30.6	30.6
Median age (male)	26.7	28.0	28.7
Median age (Female)	32.1	32.0	31.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,012	17,099	30,412
# of persons per HH	3.1	3.1	3.1
Average HH income	\$43,814	\$46,659	\$49,311
Average house value	\$99,548	\$100,968	\$115,178

* Demographic data derived from 2010 US Census

RETAILER MAP



MARSHALL PLAZA

401 MARSHALL, GRAND PRAIRIE, TX 75051

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