

# LEASE OR SALE

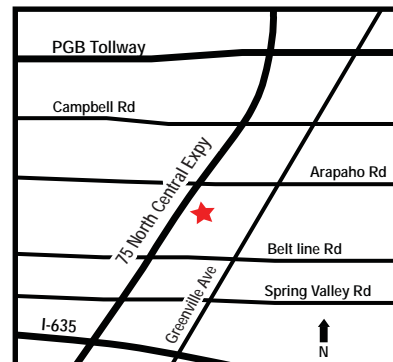
## — 512-514 NORTH CENTRAL EXPRESSWAY —

OFFERING APPROXIMATELY 4,302 SQUARE FEET  
SITUATED ON APPROXIMATELY 36,007 SQUARE FEET OF LAND



### 512-514 NORTH CENTRAL EXPRESSWAY, RICHARDSON, TEXAS 75081

- EXCELLENT RETAIL LOCATION FRONTING ON HIGHWAY 75
- 4,302 SQUARE FOOT BUILDING FOR LEASE OR SALE
- SITUATED ON APPROXIMATELY 36,007 SQUARE FEET OF LAND
- HIGHWAY 75 FRONTAGE BETWEEN ARAPAHO & BELTLINE ON THE EAST SIDE
- BUILDING AND POLE SIGNAGE AVAILABLE
- TRAFFIC COUNT NORTH AND SOUTH ON HIGHWAY 75 BETWEEN ARAPAHO AND BELTLINE OF APPROXIMATELY 251,000 CPD (2011 BY DATAMETRIX)
- CONCRETE PARKING WITH STREET ACCESS ON BOTH SIDES OF THE PROPERTY
- MINUTES FROM LBJ FREEWAY (635) AND GEORGE BUSH (190)
- NUMEROUS NATIONAL RETAILERS MINUTES FROM THIS LOCATION
- GREAT OPPORTUNITY FOR REDEVELOPMENT FOR RETAIL USE



#### 2012 ESTIMATED DEMOGRAPHICS (PER ESRI)

	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
POPULATION:	126,281	343,080	651,012
NUMBER OF HOUSEHOLDS:	48,794	138,979	263,714
AVERAGE HOUSEHOLD INCOME:	\$73,034	\$78,152	\$82,441

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(972) 889-4404

**MAVERICK**  
COMMERCIAL REAL ESTATE

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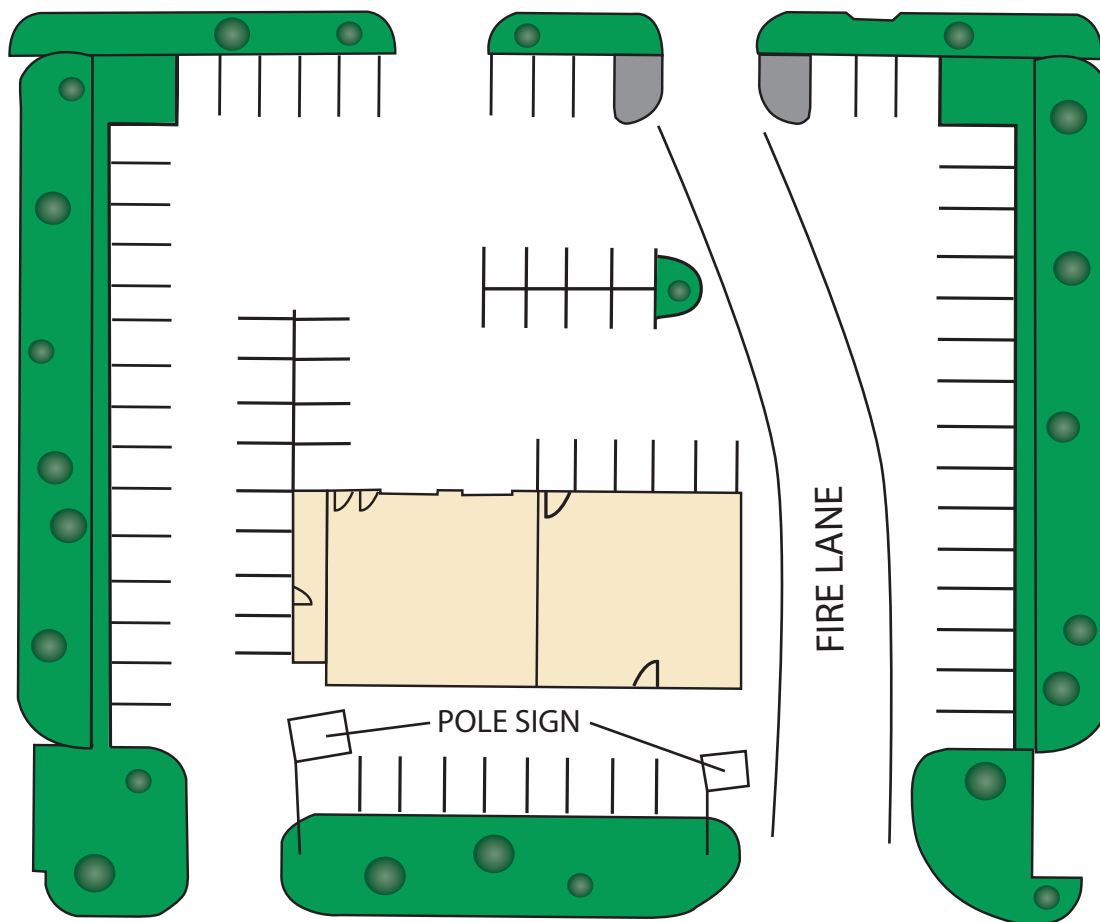


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BISHOP AVE



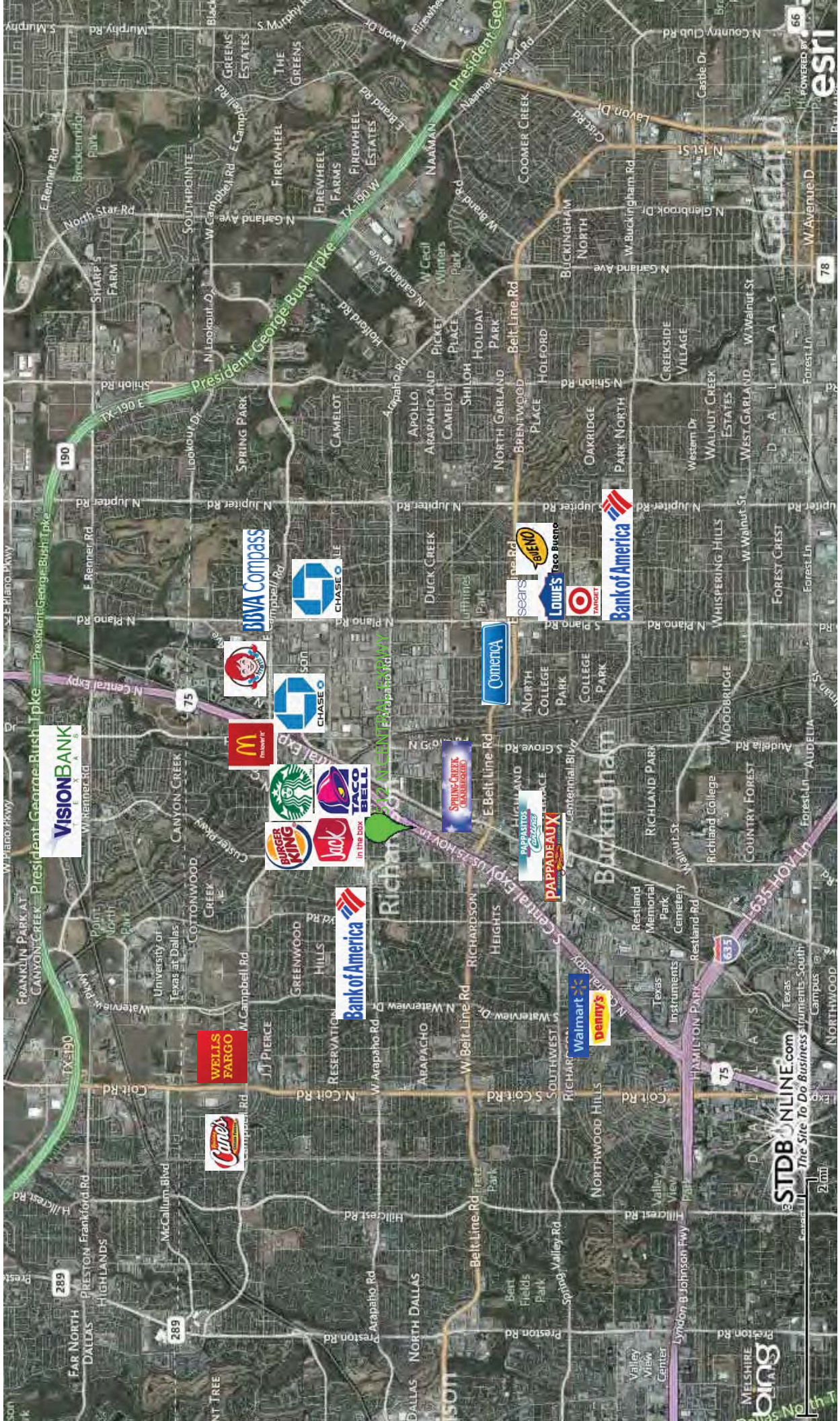
CENTRAL EXPRESSWAY SERVICE ROAD (HWY 75)

**CENTRAL EXPRESSWAY (HWY 75)**



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**VISION BANK**  
VISION BANK

**Subway**  
SUBWAY

**McDonald's**  
McDonald's

**Starbucks**  
Starbucks

**Burger King**  
BURGER KING

**Jack in the Box**  
Jack in the Box

**CHASE**  
CHASE

**SUBVA Compass**  
SUBVA Compass

**Bank of America**  
Bank of America

**Walmart**  
Walmart

**Penny's**  
Penny's

**Comerica**  
Comerica

**SPRING-CREEK**  
SPRING-CREEK

**PAPPADEAUX**  
PAPPADEAUX

**PAPAPARTOS**  
PAPAPARTOS

**LUIGIAND**  
LUIGIAND

**SEARS**  
SEARS

**LOWES**  
LOWES

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POWERED BY

66

78

635

75

190

75

289

289