

FOR LEASE

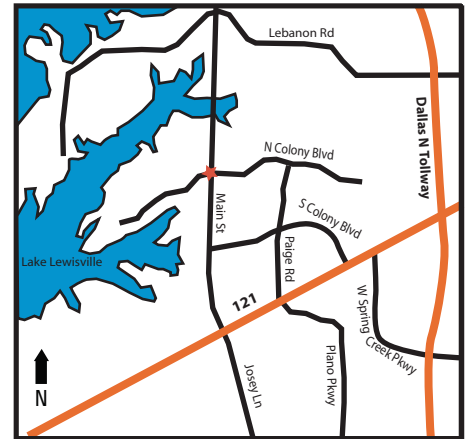
OAKS VILLAGE CENTER

OFFERING UP TO APPROXIMATELY 32,388 SQUARE FEET AND 1 PAD SITE



6805 MAIN STREET, THE COLONY, TEXAS 75056

- KROGER IS THE ANCHOR TENANT
• OFFERING FROM APPROXIMATELY 732 UP TO 32,388 SQUARE FEET FOR LEASE
• NORTHWEST CORNER OF MAIN STREET AND N. COLONY BOULEVARD
• SEVERAL NATIONAL CREDIT TENANTS
• HEAVY PARKING
• MAJOR RENOVATION COMPLETED INCLUDING NEW STONE, NEW METAL AWNINGS
• CONCRETE PARKING AND REAR LOADING
• YEAR ROUND LANDSCAPING
• PROFESSIONAL PROPERTY MANAGEMENT
• MINUTES FROM HIGHWAY 121, DALLAS NORTH TOLLWAY AND LAKE LEWISVILLE
• PAD SITE AVAILABLE WITH A MINIMUM OF APPROXIMATELY 21,245 SQUARE FEET FOR GROUND LEASE ONLY
• TRAFFIC COUNT - 50,000 CPD PROVIDED BY MARKET PLANNING SOLUTIONS - 2012



2004 DEMOGRAPHICS

Table with 4 columns: Metric, 3 Mile Radius, 5 Mile Radius, 7 Mile Radius. Rows include Population, Number of Households, Average Household Income, and Median Household Income.

2008 DEMOGRAPHICS

THE COLONY

Table with 1 column: Metric, 1 row: Value. Metric includes Population, Number of Households, Average Household Income, and Median Household Income.

FOR INFORMATION CONTACT:

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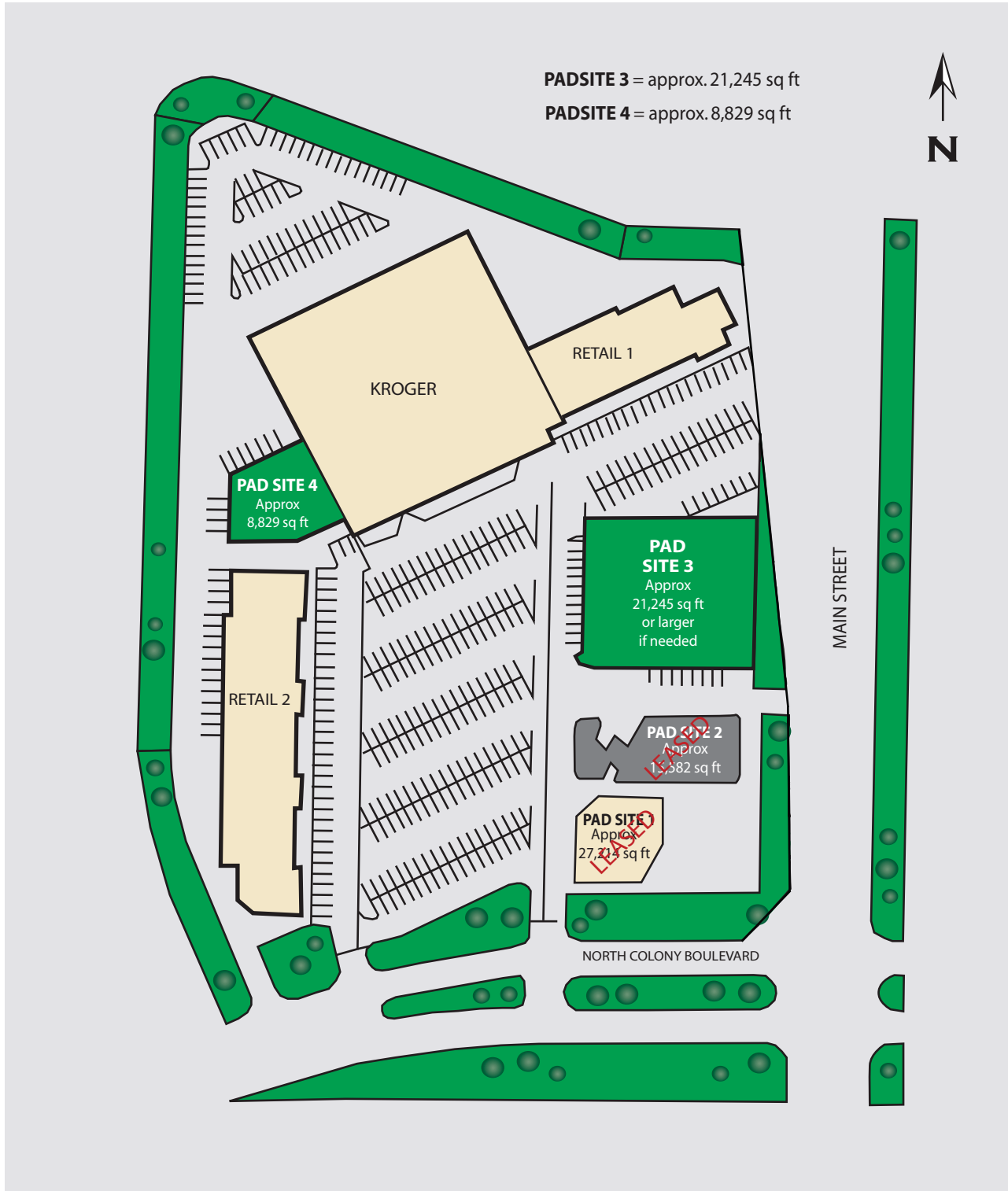
FULL-SERVICE COMMERCIAL REAL ESTATE SERVICES INCLUDING MARKETING, MANAGEMENT, DEVELOPMENT, INVESTMENT, AND CORPORATE SERVICES 1571 NORTH GLENVILLE DRIVE, SUITE 150, RICHARDSON, TEXAS, 75081 • 972-889-9000 • FAX 972-889-1500 • WWW.MAVERICKCOMMERCIAL.COM



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