

FOR LEASE

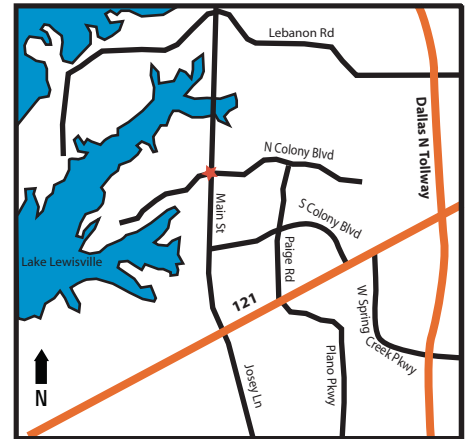
OAKS VILLAGE CENTER

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

	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
POPULATION:	32,491	68,580	220,828
NUMBER OF HOUSEHOLDS:	10,933	23,844	83,387
AVERAGE HOUSEHOLD INCOME:	\$102,039	\$111,044	\$104,871
MEDIAN HOUSEHOLD INCOME:	\$81,591	\$86,776	\$84,713

2008 DEMOGRAPHICS

THE COLONY

POPULATION:	40,144
NUMBER OF HOUSEHOLDS:	12,615
AVERAGE HOUSEHOLD INCOME:	93,216
MEDIAN HOUSEHOLD INCOME:	\$84,636

FOR INFORMATION CONTACT:

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MAVERICK
COMMERCIAL REAL ESTATE

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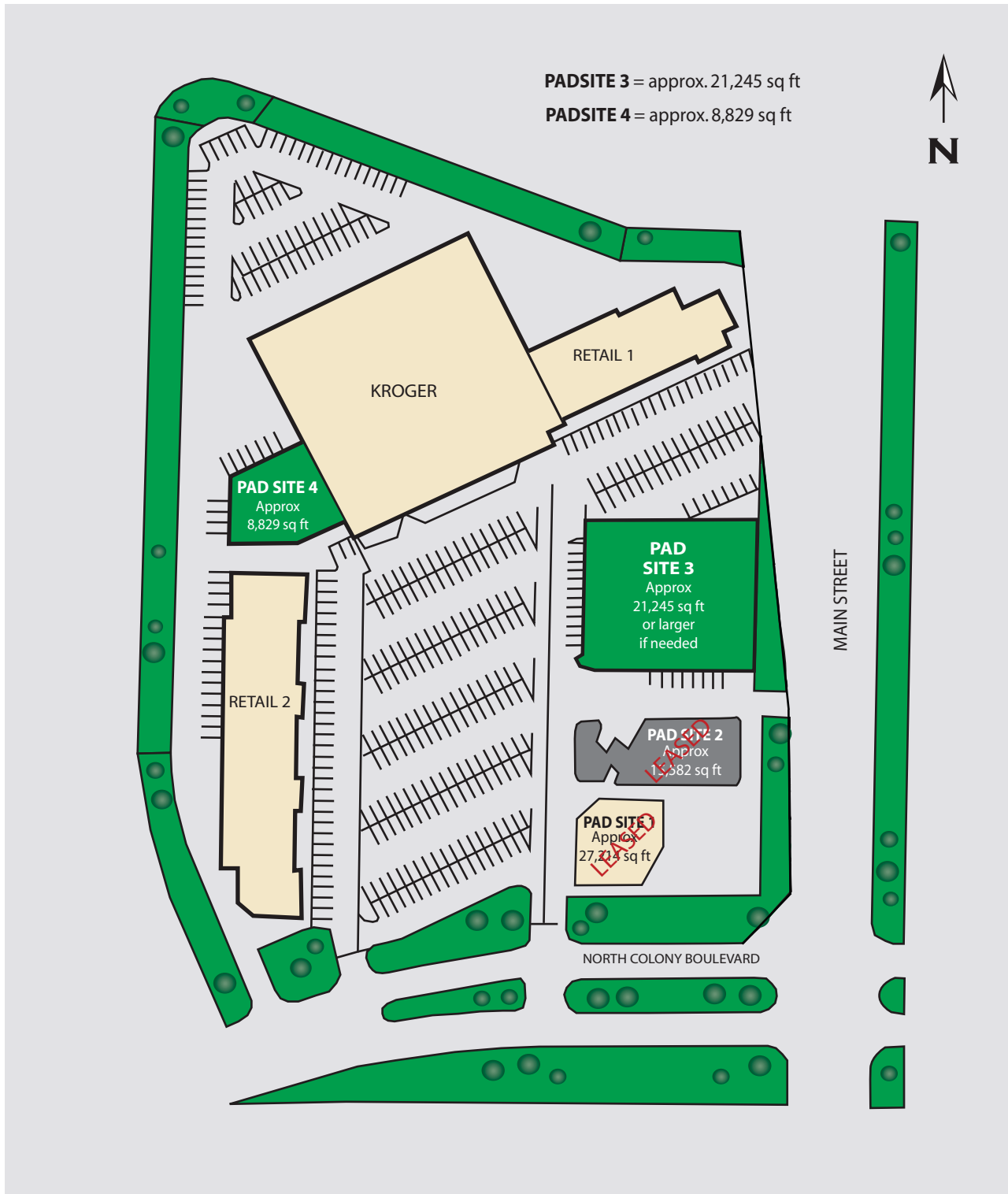
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