

LEASE OR SALE

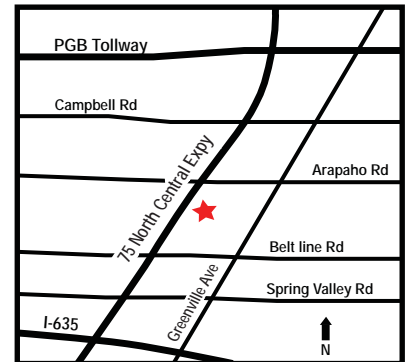
— 512-514 NORTH CENTRAL EXPRESSWAY —

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

FOR INFORMATION CONTACT:
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TRAVIS BOURGEOIS
(972) 889-4404

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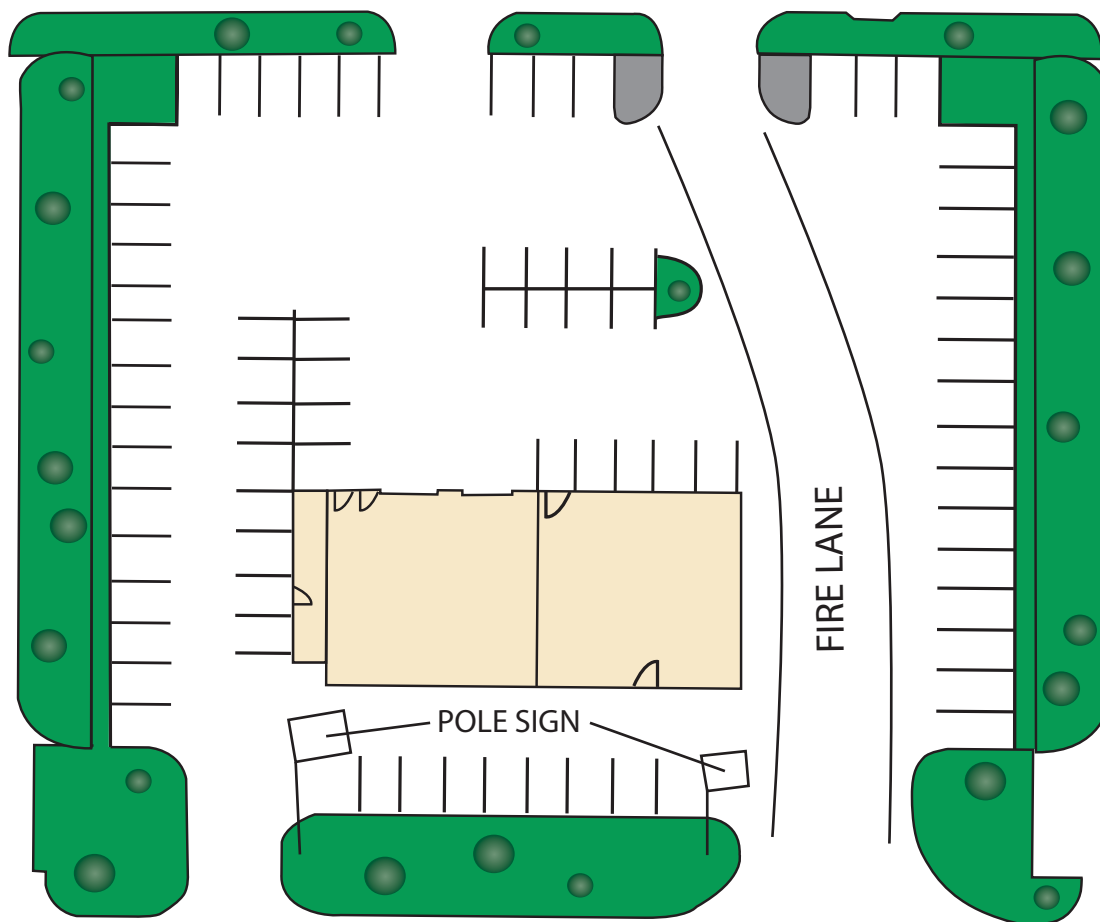


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BISHOP AVE

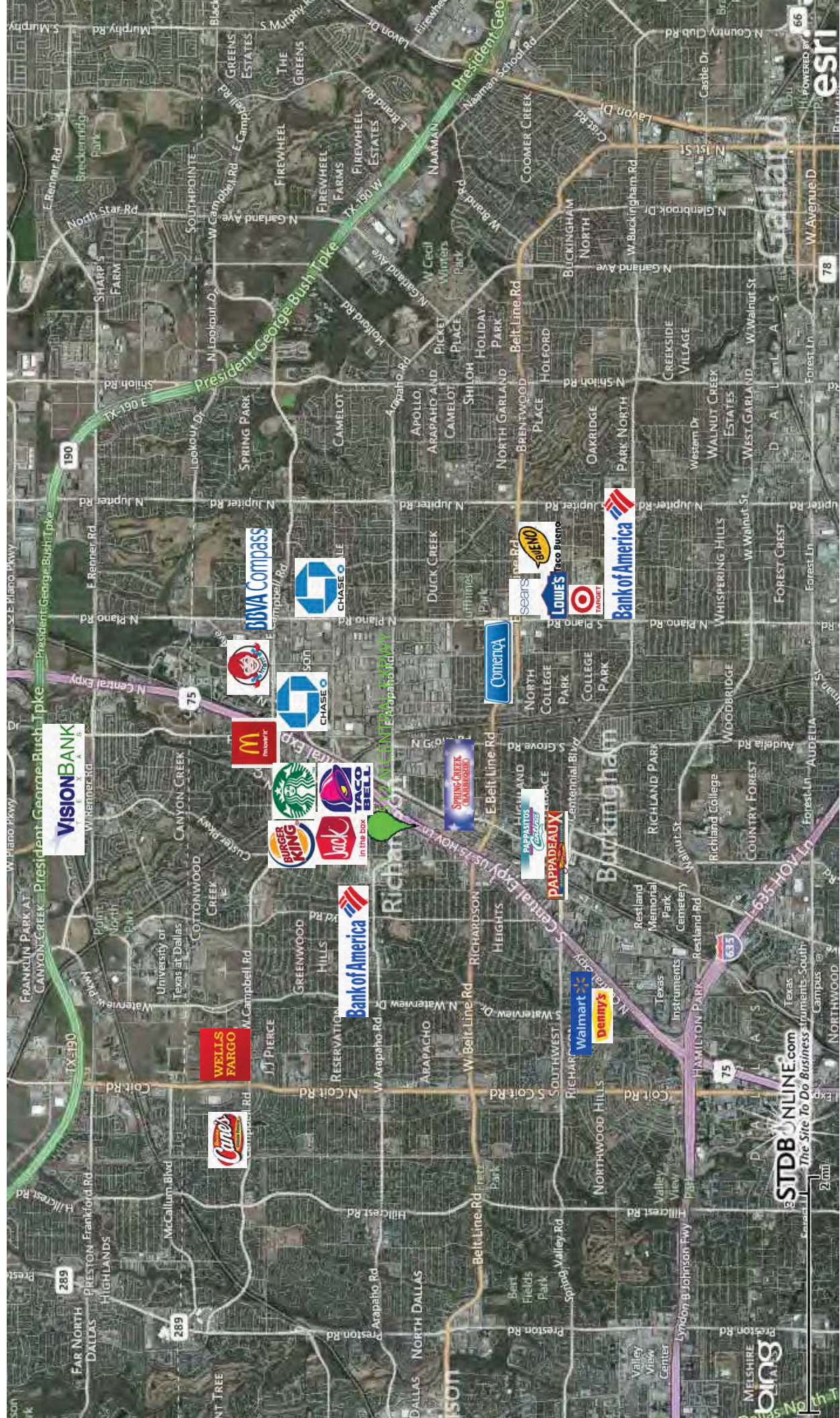


CENTRAL EXPRESSWAY SERVICE ROAD (HWY 75)

CENTRAL EXPRESSWAY (HWY 75)



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Canby's

BURGER KING

McDonald's

Starbucks

CHICK-FIL-A

Subway

Bank of America

CHASE

CVS

DOLLAR GENERAL

HOME DEPOT

LOWE'S

Target

Sears

Best Buy

Walmart

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PAPPADEAUX

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