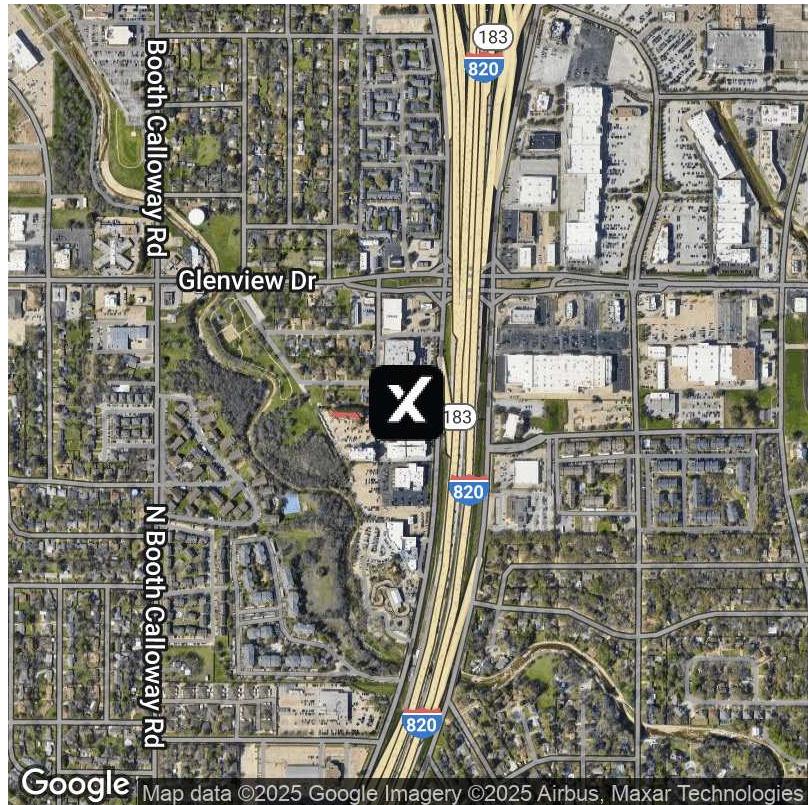


# FOR SUB-LEASE | Hurst | N Richland Hills Building



## OFFERING SUMMARY

Lease Rate:	\$17.00 - 19.00 SF/yr (Gross)
Building Size:	28,755 SF
Available SF:	28,755 SF
Lot Size:	1.705 Acres
Zoning:	F1

## PROPERTY OVERVIEW

Sublease

### Key Features:

**Expansive Space:** 28,500 square feet of versatile, open-concept space suitable for retail, warehouse, office, or mixed-use purposes.

**Prime Location:** High-traffic area ensures maximum visibility and exposure for your business.

**Convenient Access:** Easily accessible from major highways and public transportation routes, facilitating smooth commutes for employees and customers alike.

**Ample Parking:** Generous on-site parking to accommodate staff and visitors.

**Modern Infrastructure:** Equipped with up-to-date utilities and infrastructure to support a range of business operations.

**Flexible Terms:** Competitive sublease terms tailored to fit your business needs.

Judy Ratsamy Saldana

Jason Hill

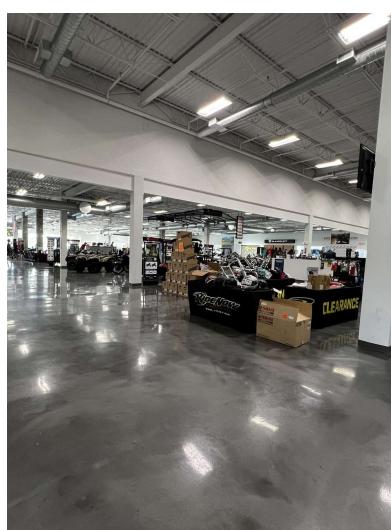
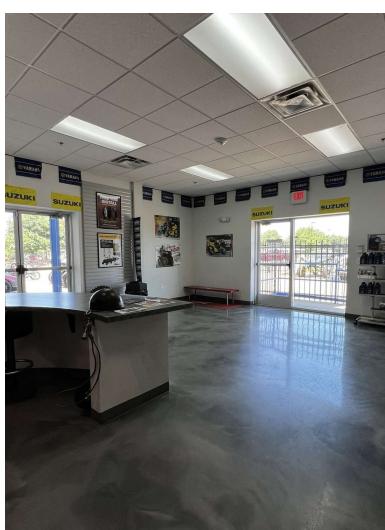
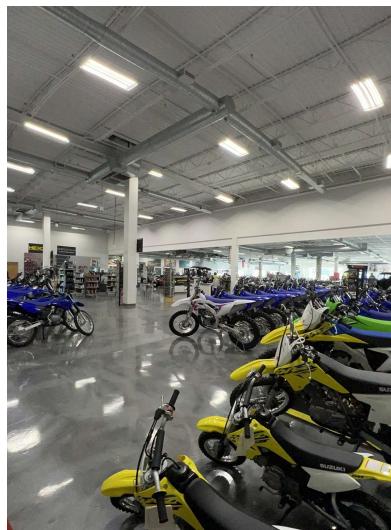
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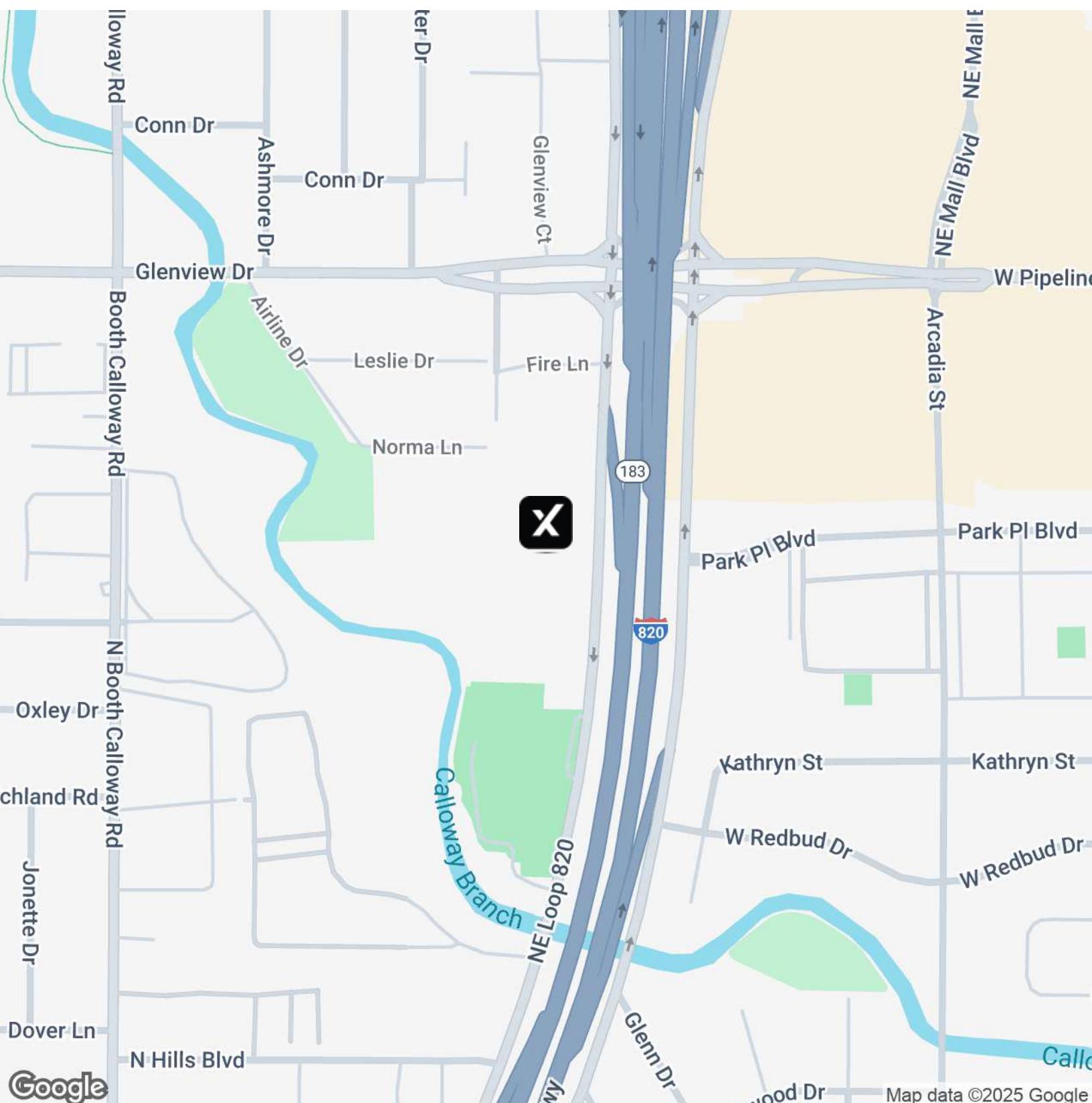
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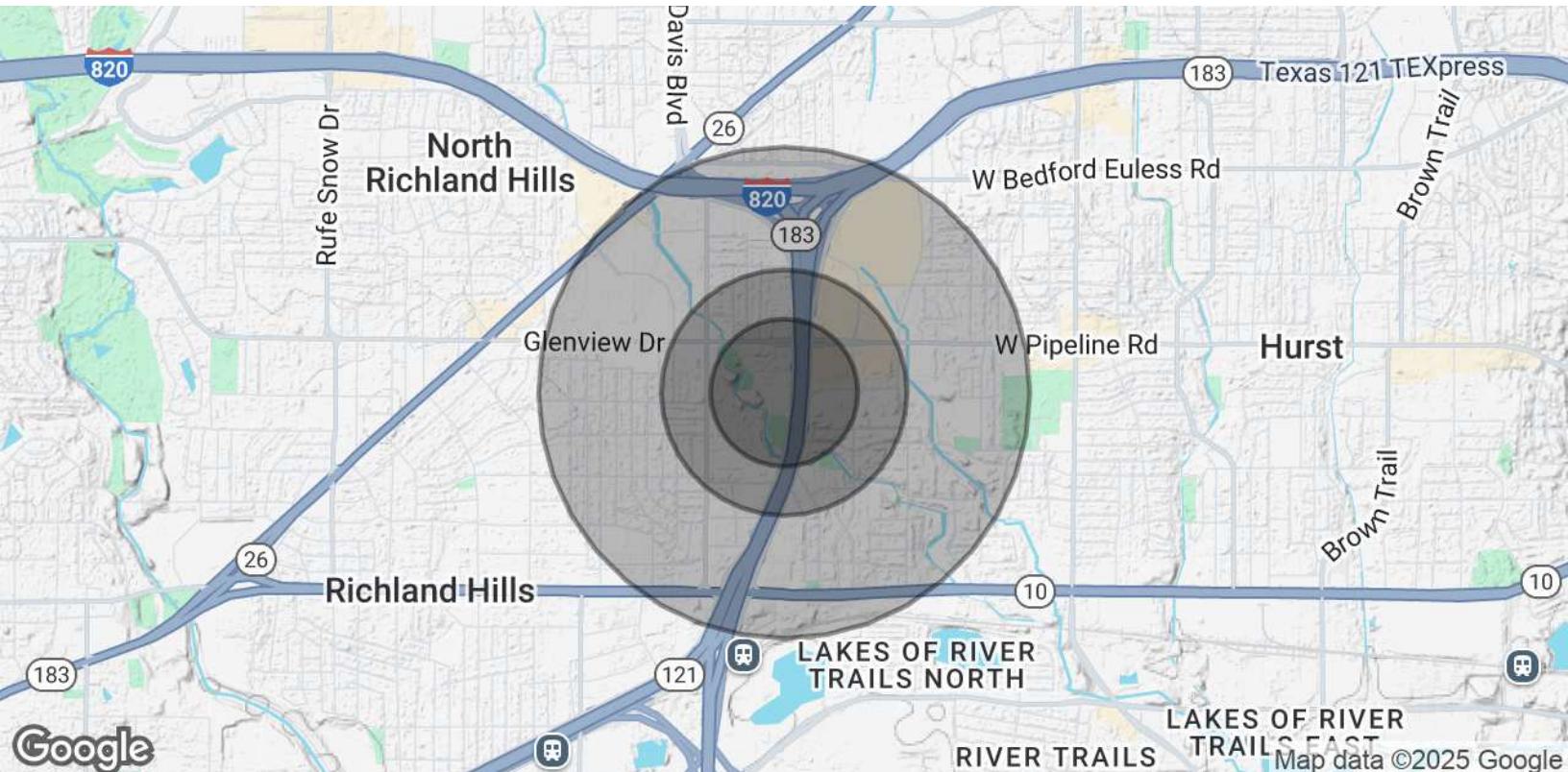
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# FOR LEASE | Hurst | NE Building Sub-lease



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,059	4,424	10,464
Average Age	37	39	41
Average Age (Male)	35	37	39
Average Age (Female)	39	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	487	1,959	4,349
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$71,475	\$71,723	\$85,135
Average House Value	\$361,161	\$369,825	\$342,704

Demographics data derived from AlphaMap

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