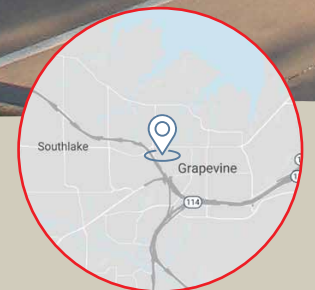




Licensed, Turn-key Ambulatory Surgery Center for Lease

# Baylor Scott & White Grapevine

2040 W State Hwy 114, Grapevine, Texas 76051



## For more information

**Ethan Garner**  
Ethan.Garner@am.jll.com  
214.438.6515

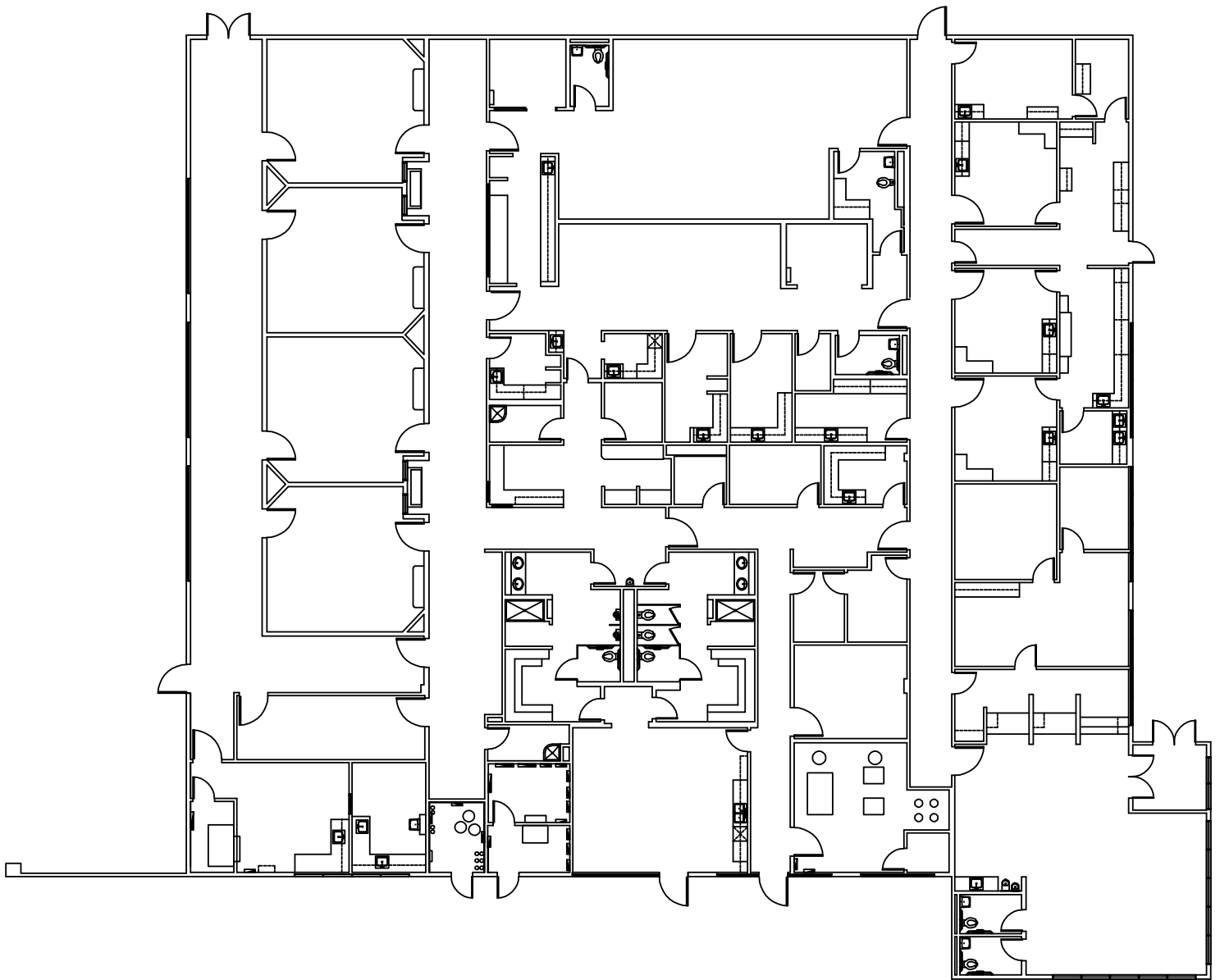
**Megan Andrew**  
Megan.Andrew@am.jll.com  
214.438.1571

**LOCATION OVERVIEW**

# Floor Plan

16,220 SF single story

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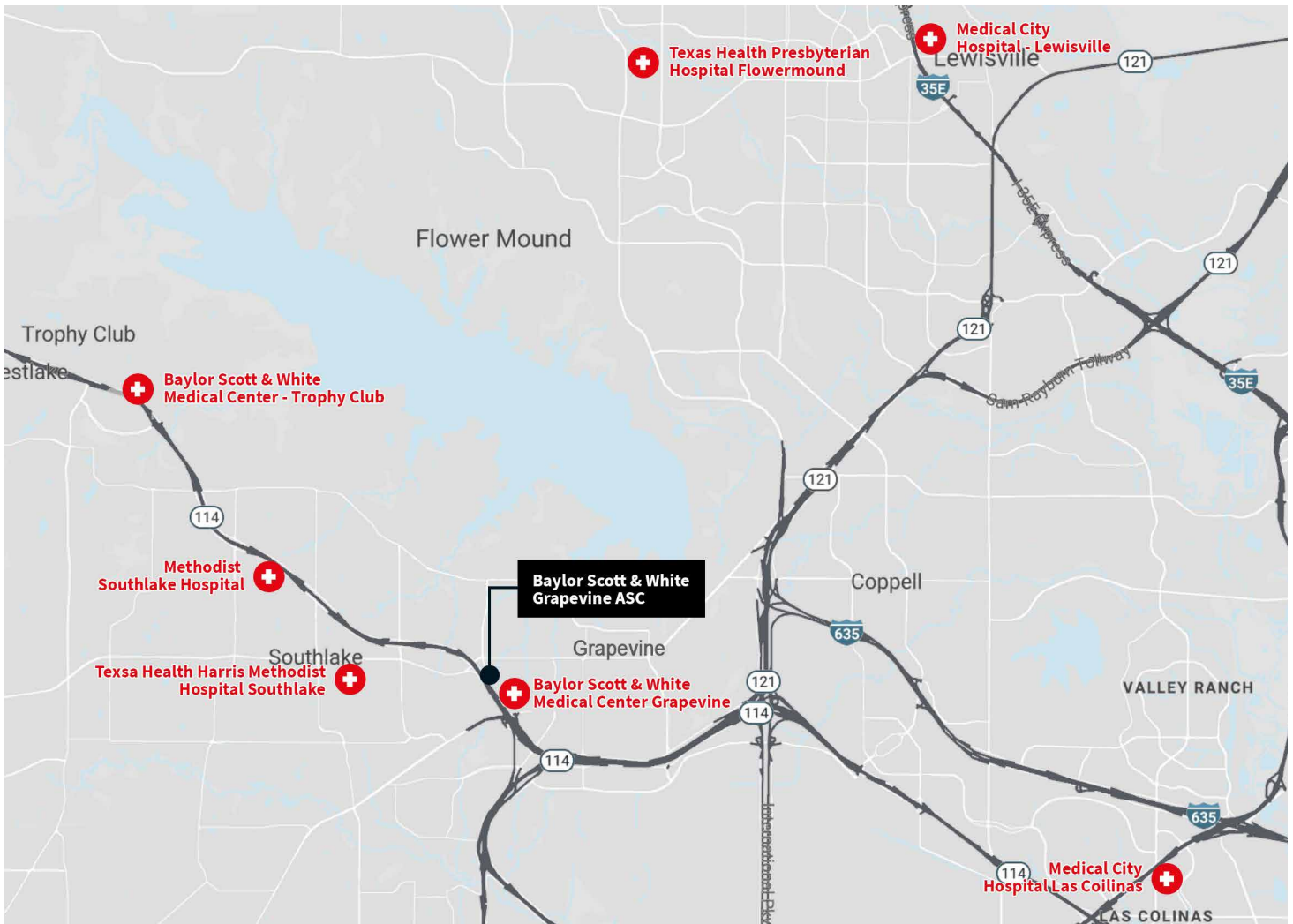


# Property Highlights

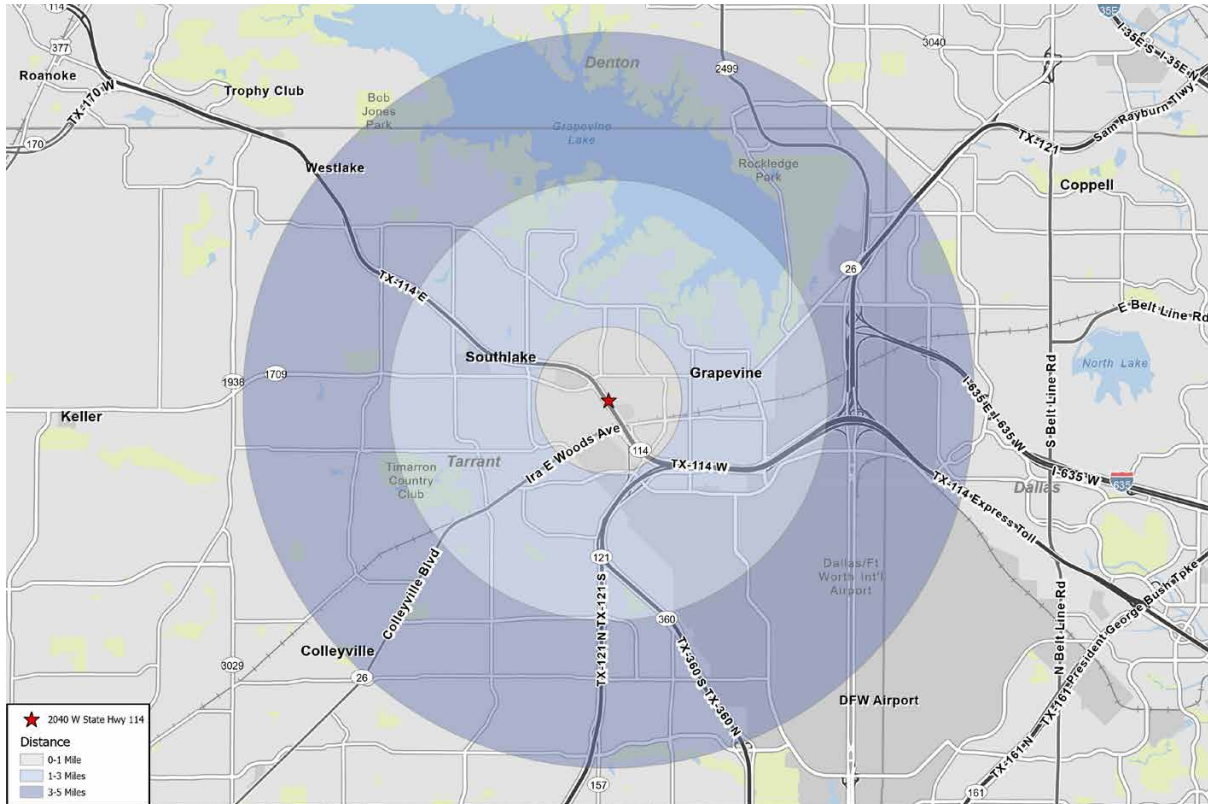
## Single story ambulatory surgical center with direct access to State Highway 114

- 4 operating rooms
- 15 pre-operation beds
- 10 post post-anesthesia care unit bays
- One private room in PACU
- Covered patient drop off

## Surrounded by the area’s premier hospitals:



# Demographics



Population	1 MILE	3 MILES	5 MILES
Total population	6,705	52,593	117,022
Median age	41.6	39.9	41.1
Median age (Male)	39.1	38.6	40.3
Median age (Female)	43.9	41.0	41.8

Household & Income	1 MILE	3 MILES	5 MILES
Total households	2,620	19,448	42,582
# of persons per HH	2.5	2.7	2.7
Average HH income	\$111,923	\$134,459	\$158,446
Average house value	\$300,688	\$427,551	\$486,169

\* Demographic data derived from 2010 US Census

## For more information

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