

2870 EXCHANGE BOULEVARD, SOUTHLAKE, TX 76092



## PROPERTY HIGHLIGHTS

- ±2,850 - 4,400 SF
- Flex/Office/Showroom
- Overhead Grade Door (12'x12')
- 2nd Generation Space
- Building Signage
- L-1 Zoning
- Strong Southlake Demographics
- Minutes to DFW Airport
- Located near Exchange Blvd & Commerce Street

LEASE RATE \$13.50 SF/YR | NNN



## CONTACT INFORMATION

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**Champions DFW Commercial Realty**

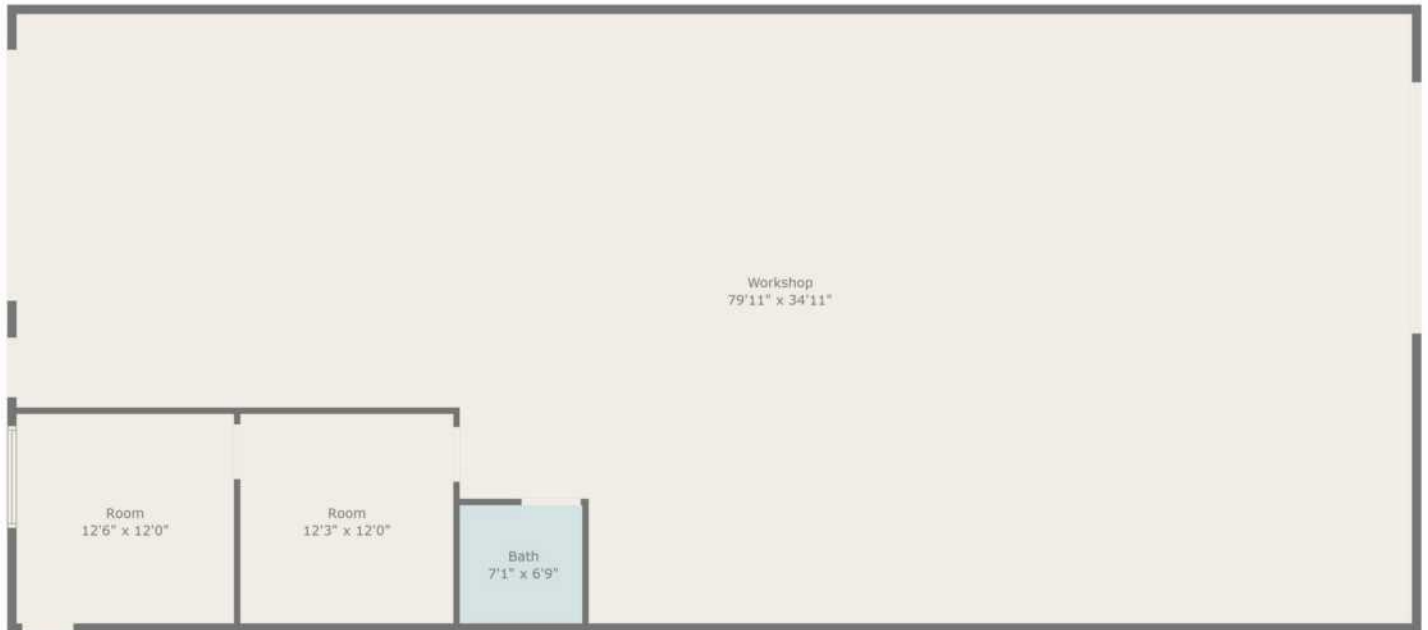
1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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**FLOOR PLAN - SUITE 140**



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**FLOOR PLAN - SUITE 300**



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# FOR LEASE INDUSTRIAL PROPERTY



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## LEASE SPACES

### LEASE INFORMATION

|              |                  |             |                 |
|--------------|------------------|-------------|-----------------|
| Lease Type:  | NNN              | Lease Term: | 36 to 60 months |
| Total Space: | 2,850 - 4,400 SF | Lease Rate: | \$13.50 SF/yr   |

### AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    |   |
|-----------|-----------|-----------|------------|---------------|---|
| Suite 140 | Available | 2,850 SF  | NNN        | \$13.50 SF/yr | - |
| Suite 300 | Available | 4,400 SF  | NNN        | \$13.50 SF/yr | - |

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## EXTERIOR PHOTOS



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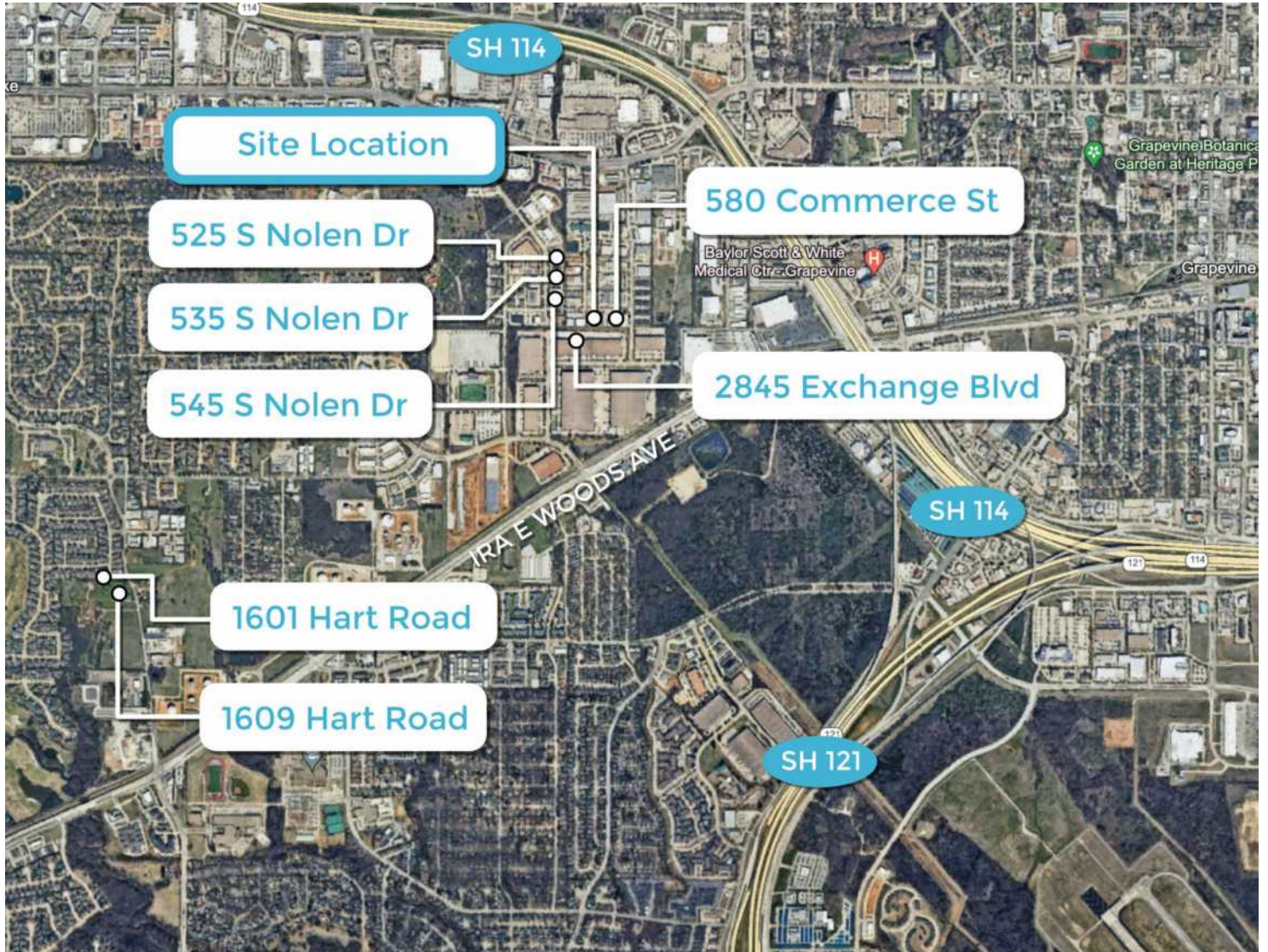


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## AREA LOCATION



### Champions DFW Commercial Realty

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**DEMOGRAPHICS MAP & REPORT**



| <b>POPULATION</b>    | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 5,213         | 29,355         | 57,011         |
| Average Age          | 35.3          | 39.5           | 41.2           |
| Average Age (Male)   | 31.7          | 38.3           | 39.8           |
| Average Age (Female) | 38.7          | 39.7           | 41.3           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 2,072         | 11,515         | 22,038         |
| # of Persons per HH            | 2.5           | 2.5            | 2.6            |
| Average HH Income              | \$106,693     | \$122,604      | \$147,752      |
| Average House Value            | \$340,580     | \$357,942      | \$397,429      |

2020 American Community Survey (ACS)

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## BROKER CONTACTS



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**FOR LEASE**  
INDUSTRIAL PROPERTY



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**BROKER CONTACTS**



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Principal/Broker

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