



FOR LEASE

**±2,500 SF
AVAILABLE
(will demise)**

DRIVE-THRU



CEDAR RIDGE RETAIL

NEC CEDAR RIDGE DR & CENTER ST

NEWLY REMODELED: NEW ROOF & NEW HVAC

DUNCANVILLE, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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CEDAR RIDGE RETAIL | 106 N Cedar Ridge Dr, Duncanville, TX 75116

OVERVIEW

- 2,500 End Cap w/ Drive-Thru (will demise)
- Large Pylon Signage Available
- Hard Corner, Signalized Intersection
- Near Duncanville High School (4,500 students)
- Duncanville benefits from its proximity to Dallas and the opportunities it offers. Many residents work in the surrounding metropolitan area, which is home to numerous industries and businesses. The city itself has a mix of small businesses, retail establishments, and services catering to the local community.
- Call for Info & Price

TRAFFIC COUNTS

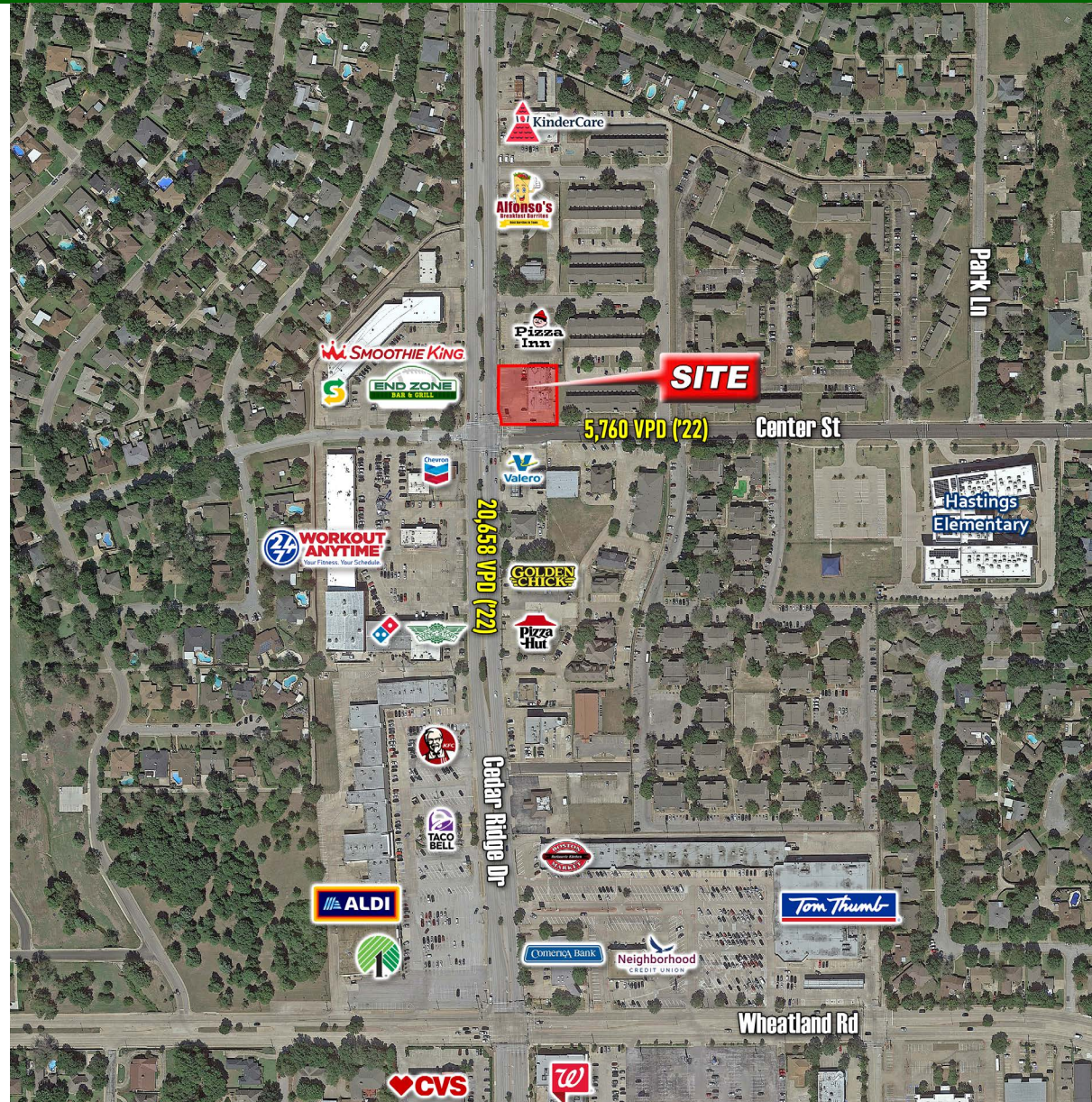
Cedar Ridge Dr: 20,658 VPD (2022)

W Center St: 5,760 VPD (2022)

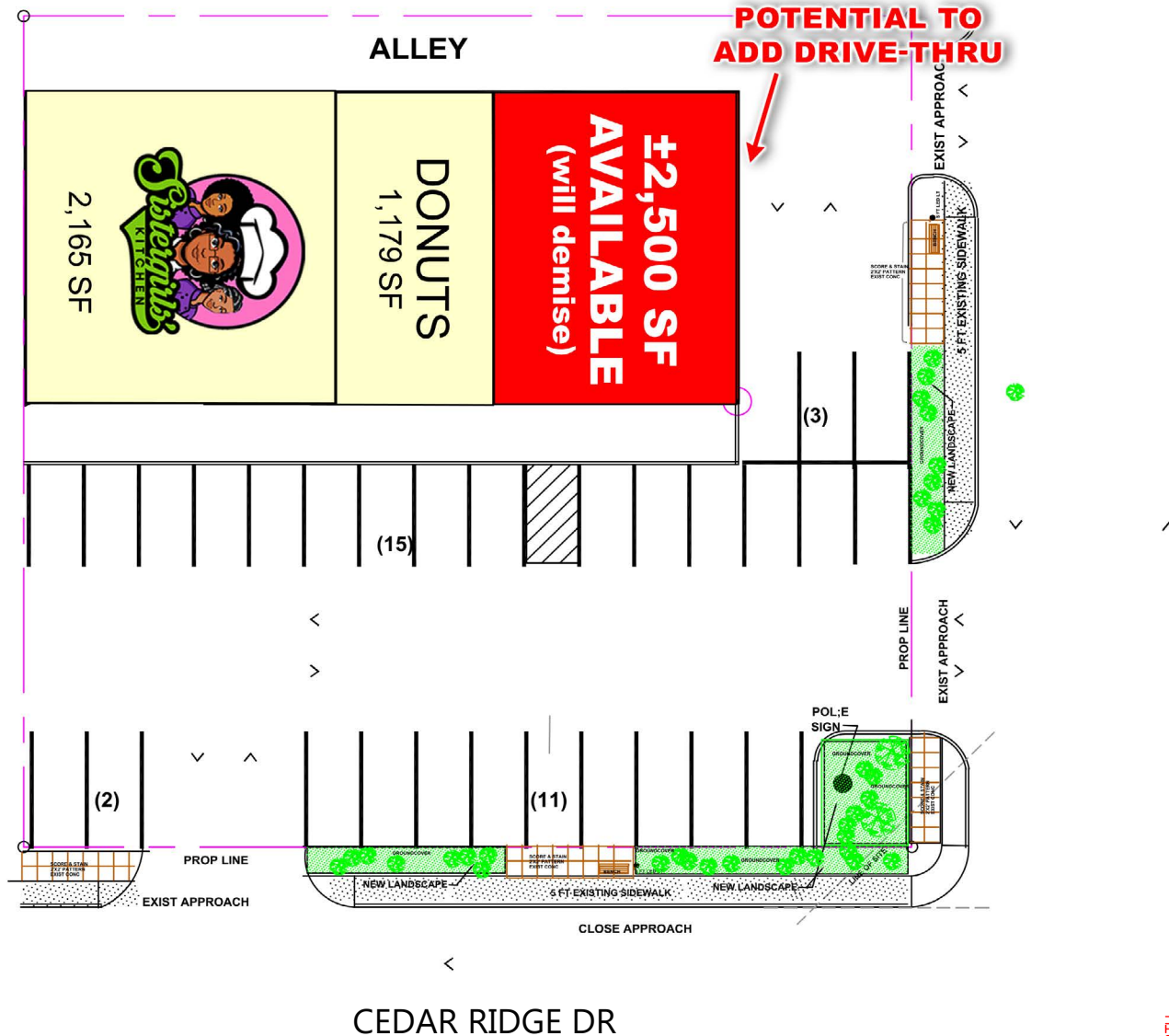
I-20: 166,611 VPD (TXDOT, 2021)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	11,072	85,417	186,511
2028 Projected Pop.	10,906	85,368	188,731
Daytime Pop.	14,362	75,931	181,572
Avg HH Income	\$81,325	\$80,487	\$84,106



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