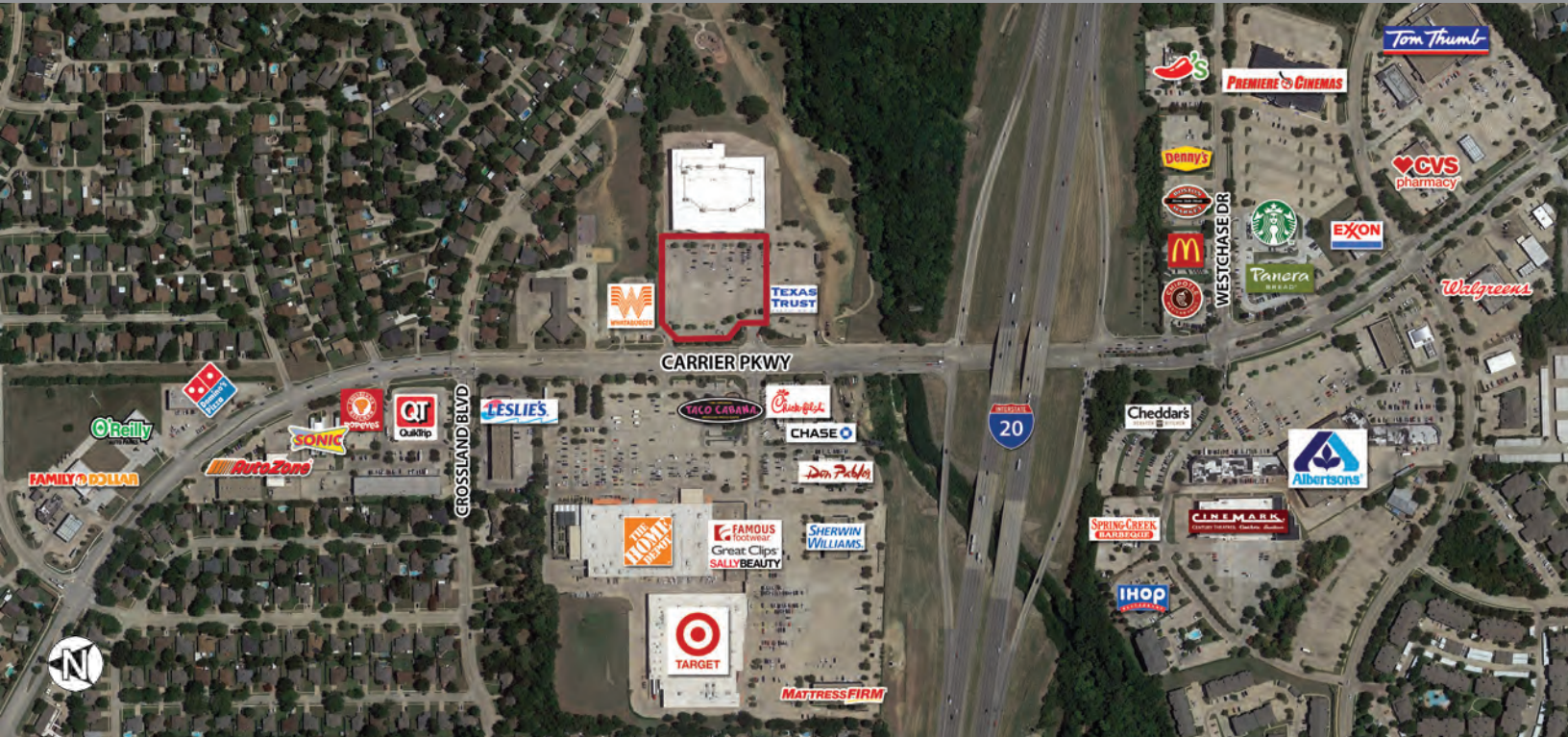


Industrial Outdoor Storage

3865 S. Carrier Pkwy.
Grand Prairie, TX 75052
Dallas County



key features

- parking lot of former Kohl's available for lease month-to-month for \$40,000 per month
- at main stoplight entrance across from The Home Depot and Target
- excellent visibility on Carrier Parkway with easy access to I-20
- daily traffic counts: 24,957 on Carrier Pkwy.; 185,160 on I-20

demographics

	1 mile	3 miles	5 miles
population	13,555	92,441	229,000
households	4,843	31,158	76,074
avg. household income	\$130,503	\$100,285	\$90,436
daytime population	6,699	44,238	114,086

2024 estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

for lease month-to-month ±2.75 acres



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