

# FOR LEASE OFFICE BUILDING



1601 LANCASTER DR, GRAPEVINE, TX 76051



## PROPERTY HIGHLIGHTS

- ± 2,163 SF
- Medical Office Space
- 2nd Generation Space
- Move-In Ready Suites
- Building/Monument Signage
- Flexible Floor Plans. Abundant Parking
- 3-5 year term
- Near Grapevine Scott & White Baylor Hospital

LEASE RATE \$20.00 - 22.00 SF/YR | NNN

## CONTACT INFORMATION

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### JIM KELLEY

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Cell: 817.909.7875

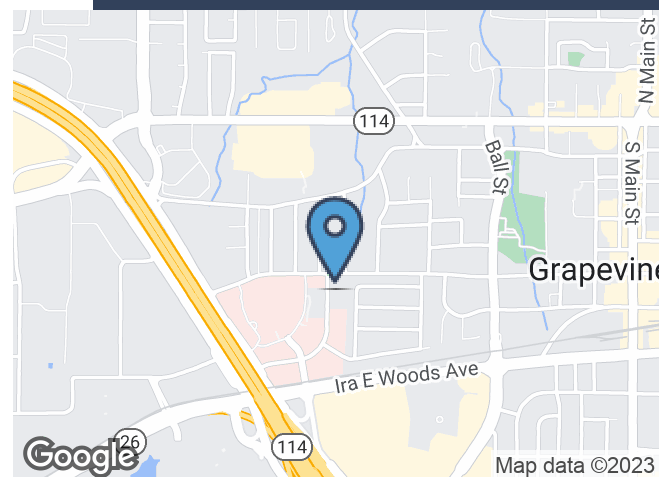
jim@championsdfw.com

### Champions DFW Commercial Realty

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

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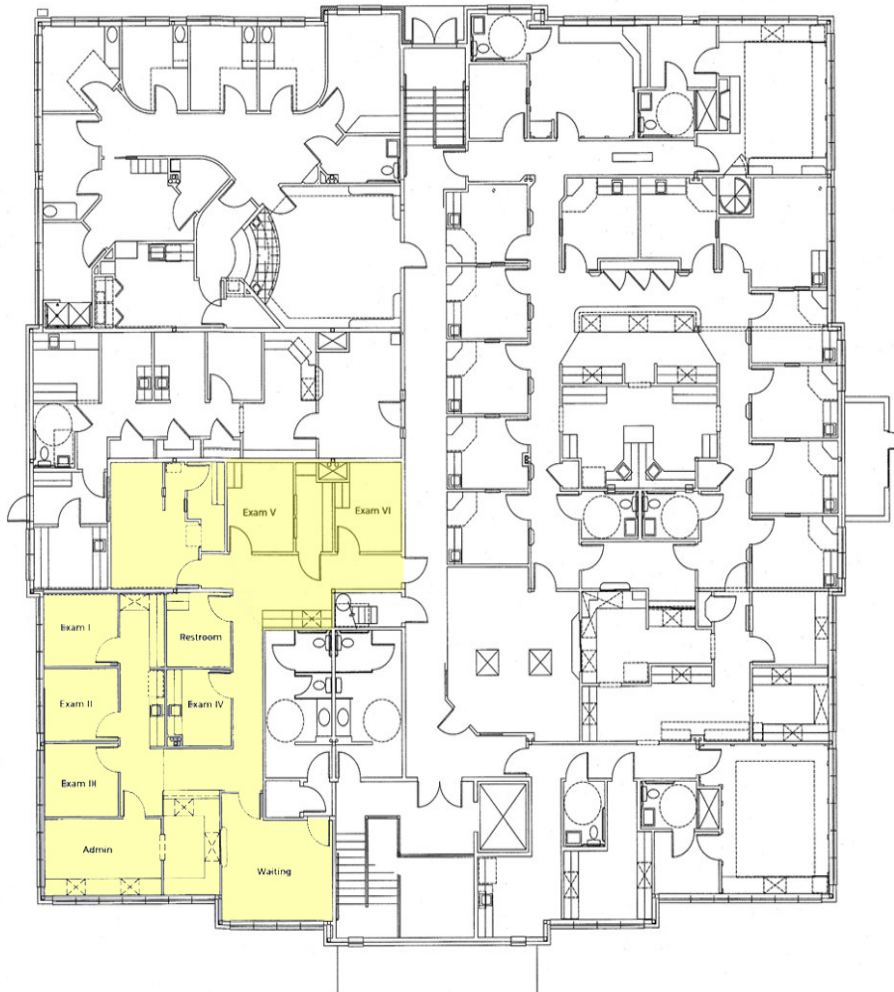
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## FLOOR PLAN - SUITE 100

 Available



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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36-60 Months
Total Space:	2,163 SF	Lease Rate:	\$20.00 - \$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	2,163 SF	NNN	\$20.00 - \$22.00 SF/yr

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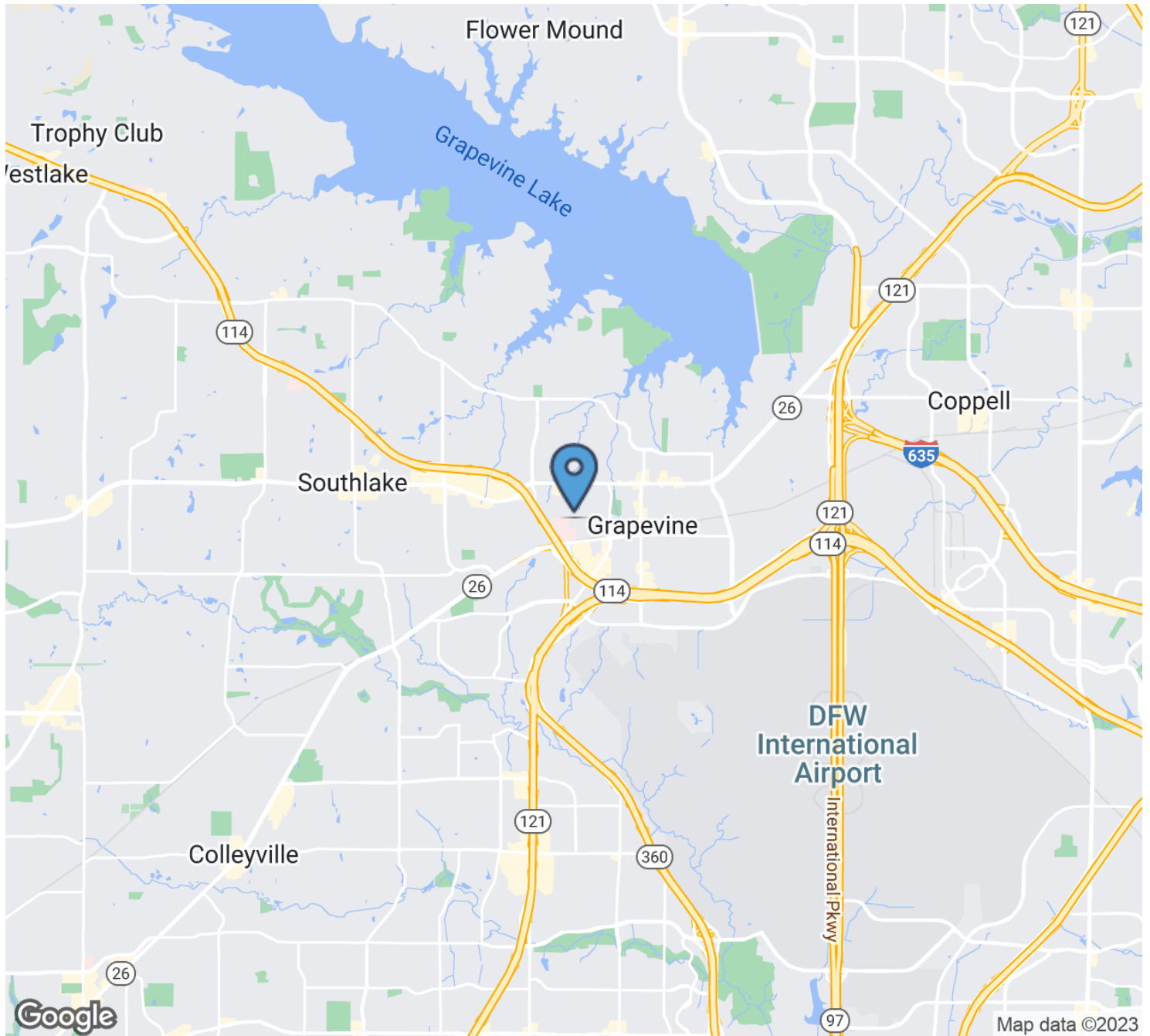
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,701	43,471	105,723
Average age	39.0	36.8	38.2
Average age (Male)	36.9	36.5	38.4
Average age (Female)	39.9	36.9	37.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,851	16,463	39,181
# of persons per HH	2.5	2.6	2.7
Average HH income	\$77,371	\$102,169	\$124,022
Average house value	\$203,064	\$242,113	\$293,057

\* Demographic data derived from 2020 ACS - US Census

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**OFFICE BUILDING**



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**BROKER CONTACTS**



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