

FOR LEASE OFFICE BUILDING



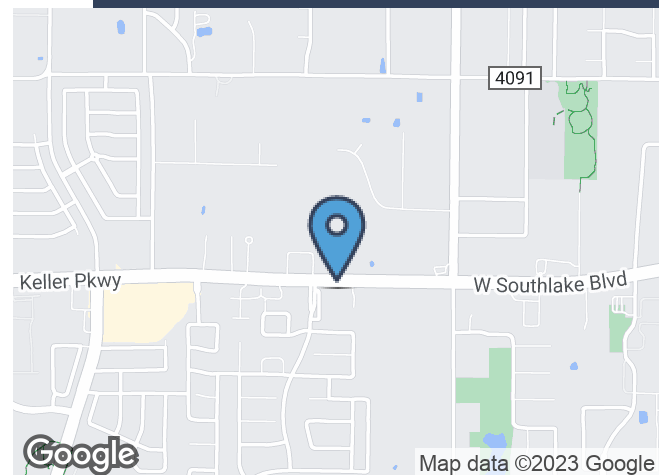
1834 KELLER PKY, KELLER, TX 76248



PROPERTY HIGHLIGHTS

- 1,253 SF
- Professional Office Space
- Move-In Ready
- Monument Signage
- Ample Parking
- Strong Keller Demographics
- Located Near Parkway & Pearson Road

LEASE RATE \$20.00 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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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,253 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 300	Available	1,253 SF	NNN	\$20.00 SF/yr

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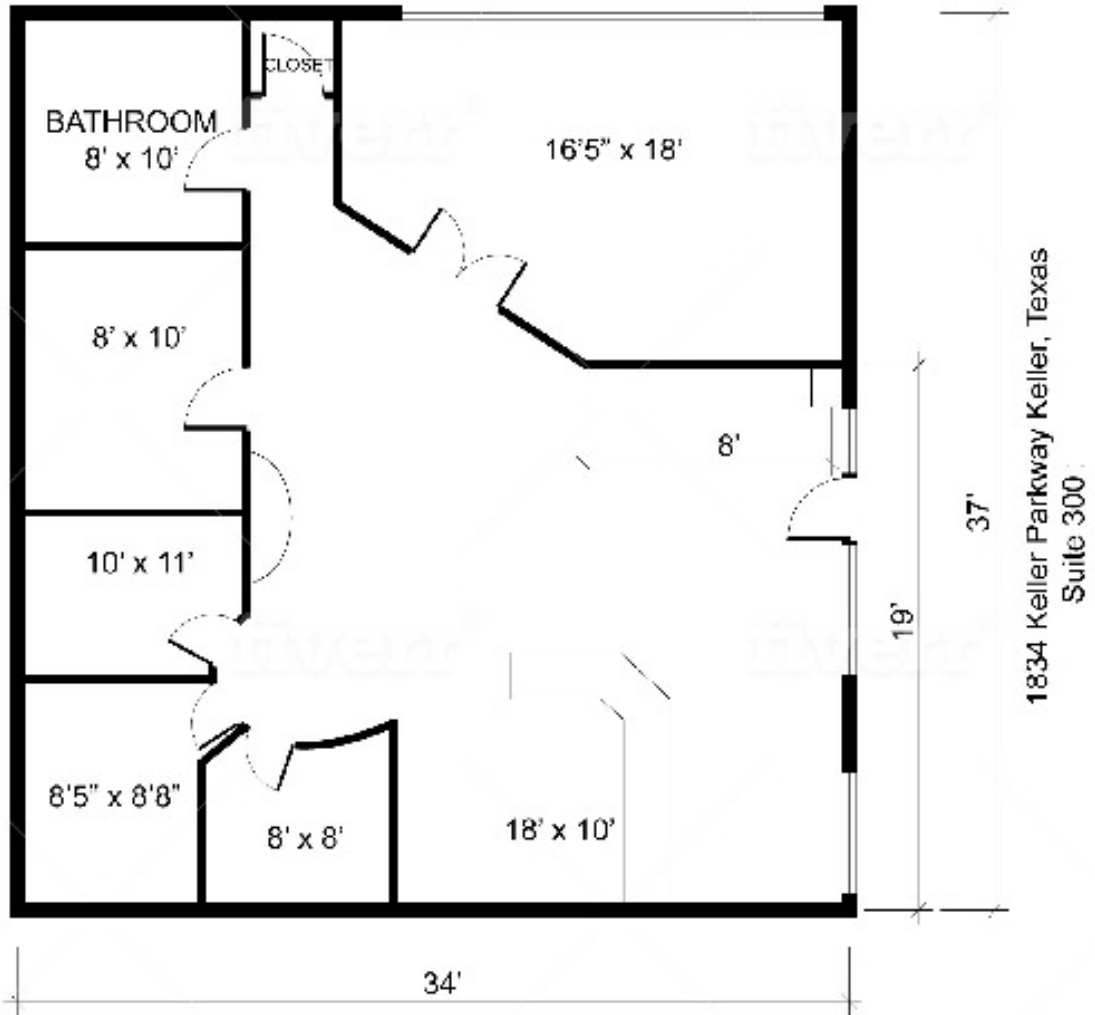
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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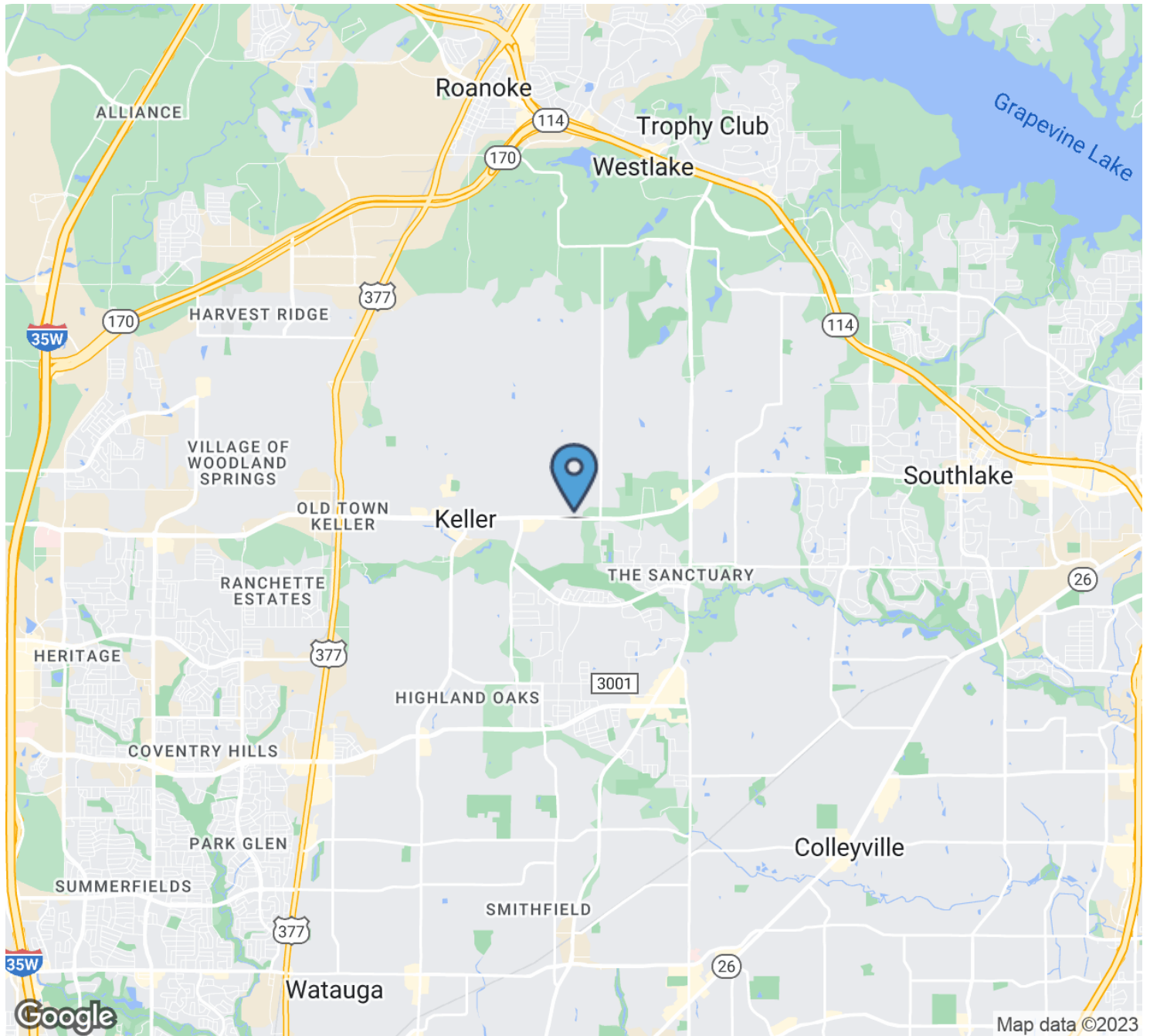
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LOCATION MAP



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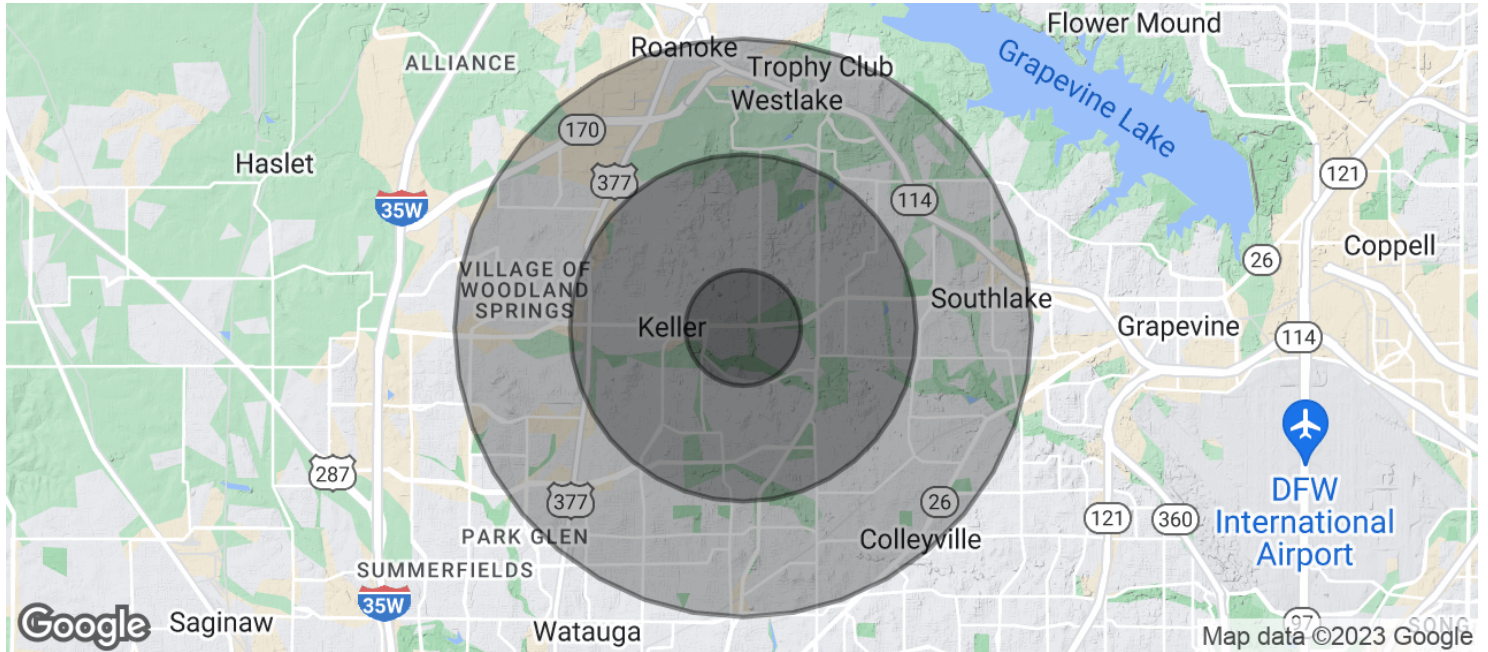
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,906	49,825	156,432
Average Age	37.7	39.0	37.0
Average Age (Male)	37.9	39.0	36.8
Average Age (Female)	37.5	38.7	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,890	16,317	51,778
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$141,194	\$145,508	\$127,125
Average House Value	\$345,464	\$374,737	\$310,398

* Demographic data derived from 2020 ACS - US Census

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