



**Prime 38th Street Junior Box Retail Space Available 19,260 sf - Can Divide
Ideally positioned adjacent to New Alamo Drafthouse Cinema**

- Part of fully leased and renovated shopping center with abundant parking
- New roof, new parking lot & dedicated loading area
- Can be demised and store fronts are permitted on north side facing Alamo Drafthouse Cinema
- Reserved top of 38th Street Pylon panel and Georgetown Road monument sign panel
- Tremendous retail, service, or medical office location
- Ideal International Marketplace location and co-tenancies
- Exceptionally well maintained and managed

TRAFFIC COUNTS

38th Street - 59,000 ADT

Lafayette Road - 35,425 ADT

Georgetown Road - 26,500 ADT

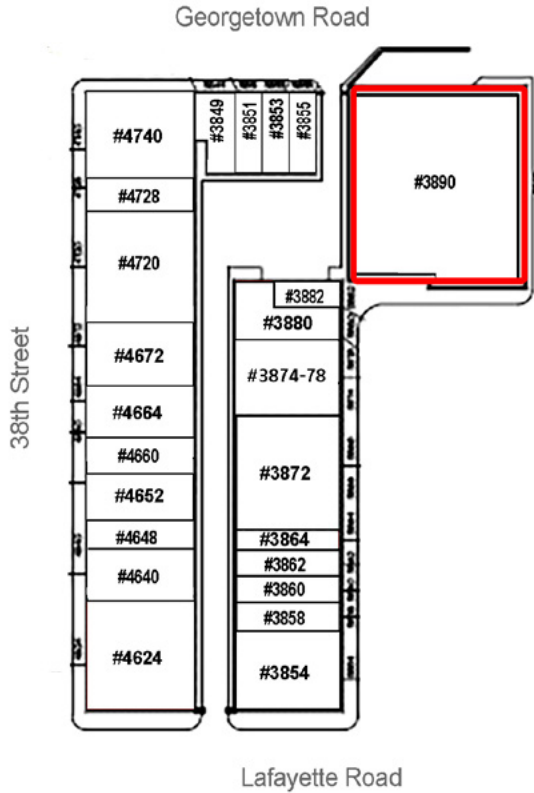
CONTACT

McCrea Property Group
for more information

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	11,773	\$72,966	4,087	3,913
3 Mile	104,423	\$74,938	42,132	29,194
5 Mile	249,329	\$88,561	99,927	116,855





UNIT	TENANT	SIZE
3854	Joyeria Rubi	4,800
3858	Partners Personnel	1,600
3860	Venus Salon	1,600
3862	Boutique/Spa	1,600
3864	Elite Nutrition	1,200
3872	Super Morelos	6,800
3874-78	La Hacienda	4,800
3880	Tortilleria El Fogon	2,200
3882	Vity's Alterations	1,000
3890	Available / Can Divide	19,260
3849	Alex Nails	1,600
3851	Delicias Jalisco	1,200
3853	Ingrid Beauty Salon	1,200
3855	About Face Salon	1,200
4624	Mega Furniture/Rugs	7,200
4640	Money Saver Int'l Food Market	4,000
4648	H&R Block	1,600
4652	Bestaff LLC	2,800
4660	KT Nail Supply	2,000
4664	KT Nail Supply	2,975
4672	A Taste of Dubai	3,425
4720	38th Buffet	6,400
4728	Style N Dial	1,600
4740	7 Days Dental	4,800

38th Street Pylon Sign



Georgetown Road Monument Sign

