318 S Central Expy

318 S Central Expy, Richardson, TX 75080

Talley RENTS

Marco Carrera
Talley Rents
227 Loop 820 Blvd, Suite 300,Hurst, TX 76053
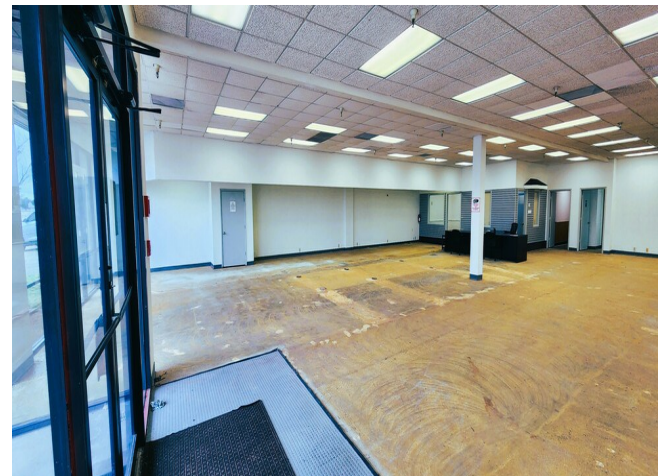marco@yardelle.com
(817) 616-1211

318 S Central Expy

$20.00 /SF/YR

TR Pacific Plaza is a 17,352 SF Retail Strip Center facing Central Expressway in Richardson Texas. 2023 updated roof and hvac system. Lighted LED highway pylon signage. Parking in front, side and rear of strip. 4,395 sqft available! Only Vacancy in building!!

- Lots of Natural Light
- Highway Visibility w/ Signage
- Warehouse w/ Roll-up Door
- Offices
- Large Showroom

For more information visit:
https://www.loopnet.com/Listing/318-S-Central-Expy-Richardson-TX/30318549/

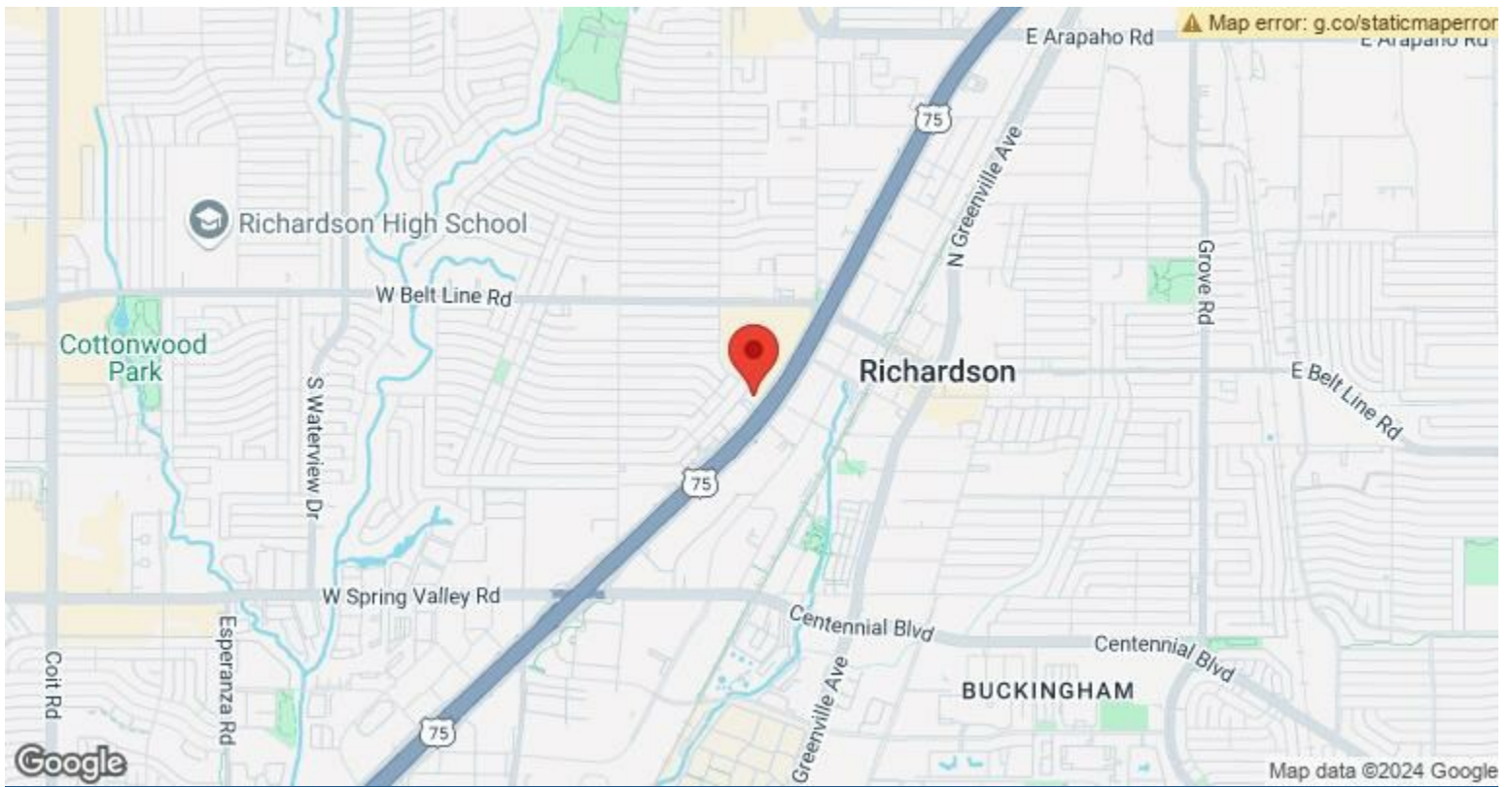|	
Rental Rate:	$20.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	6
Center Properties:	1
Frontage:	170' on Central Expy
Gross Leasable Area:	17,352 SF
Walk Score ®:	65 (Somewhat Walkable)
Transit Score ®:	53 (Good Transit)
Rental Rate Mo:	$1.67 /SF/MO

1st Floor

Space Available	4,395 SF
Rental Rate	$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 6 Years

17,352 SF Retail Strip Center facing Central Expressway. Vacancy with plenty of natural lighting from glass storefront. Several offices with updated restroom. Nice warehouse/backroom with roll-up door. Southern endcap with parking out front, side and rear of building. Local management, leasing and owners. Lighted pylon signage for great exposure. Flooring will be updated upon new lease!NNN's are currently $5.72 psqft. ONLY VACANCY in the building. ZONED Retail Shopping!

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bulldog Barber	-	
One Stop Smoke Shop	-	
Sara's Secret	-	
Tile Land	-	

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