

1002 NCX

1002 N. CENTRAL EXPRESSWAY, RICHARDSON, TEXAS 75080



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RETAIL SPACE FOR LEASE

RICHARDSON'S INNOVATION QUARTER

WWW.FOBARE.COM

AMENITIES & HIGHLIGHTS

SPEC WHITE-BOX SPACES AVAILABLE NOW

- 1,223 SF – 10,884 SF Available
- Located in the "Richardson I.Q." along Central Expy, 1002 NCX has excellent access and visibility from one of the busiest highways in Dallas (291,430 VPD).
- Instant access to US 75, Greenville Avenue, Arapaho Road and DART Light Rail
- 16' Clear Height
- Dock-High, Ramp or Grade Loading
- Building Signage on Facade
- Ample Parking for Employees & Customers
- Notable tenants include The Bike Shop, Mazens Paintball, Ascot & Hart, Renegade Cigars, Tacos Y Mas, Stitchhouse, Birdie Bay Dallas and Shredder Dallas
- High Income Growth Area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	9,537	131,657	385,733
DAYTIME POP.	29,769	174,353	388,999
WORKERS	25,728	110,902	309,190
HOUSEHOLDS	4,312	49,934	154,431
AVG HH INCOME	\$111,630	\$119,528	\$114,160



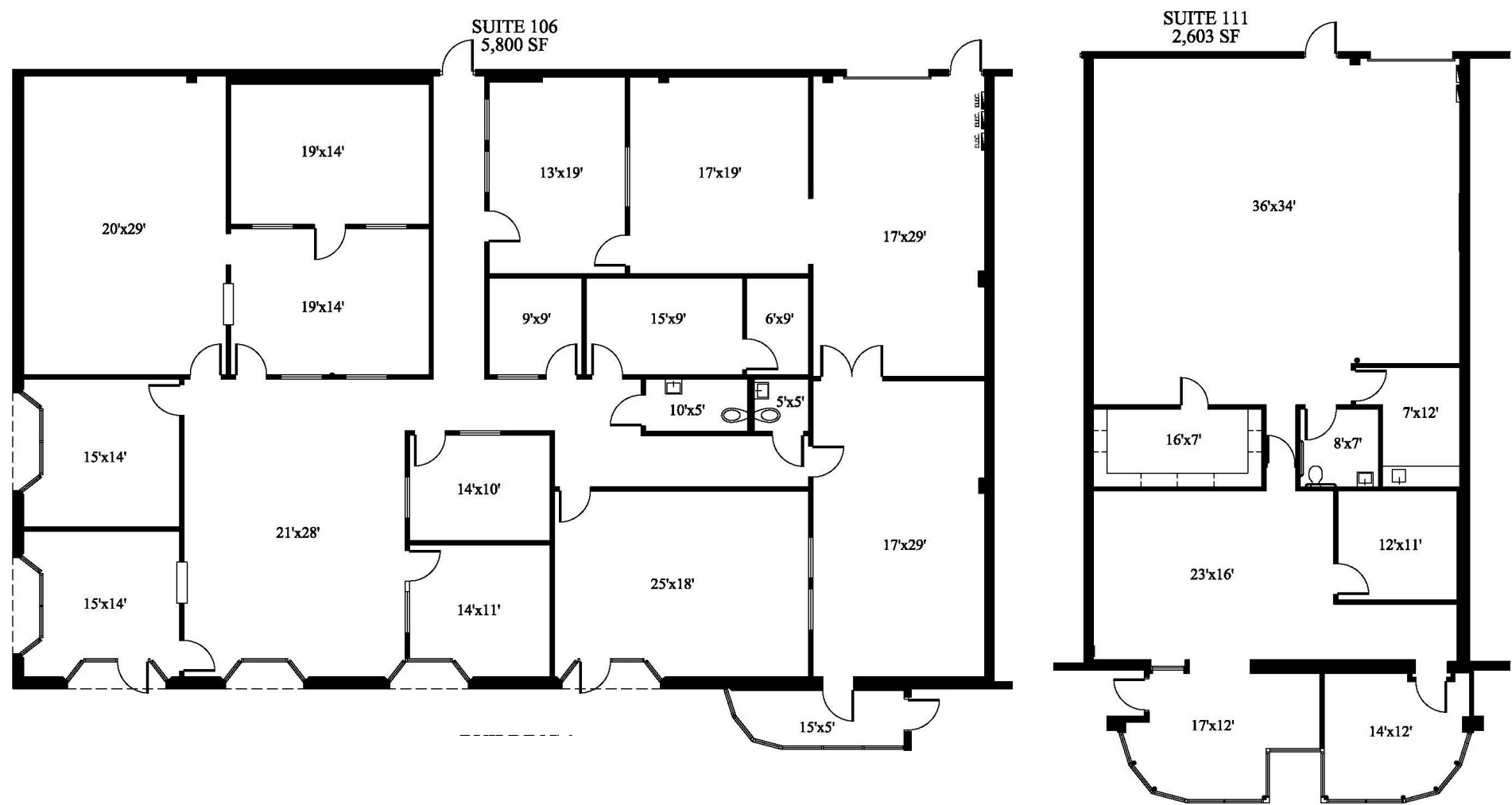
Traffic Data Source: TXDOT 2023 | Demo Source: ESRI 2024

SITE PLAN & VACANCIES



RETAIL & FLEX SPACE FOR LEASE

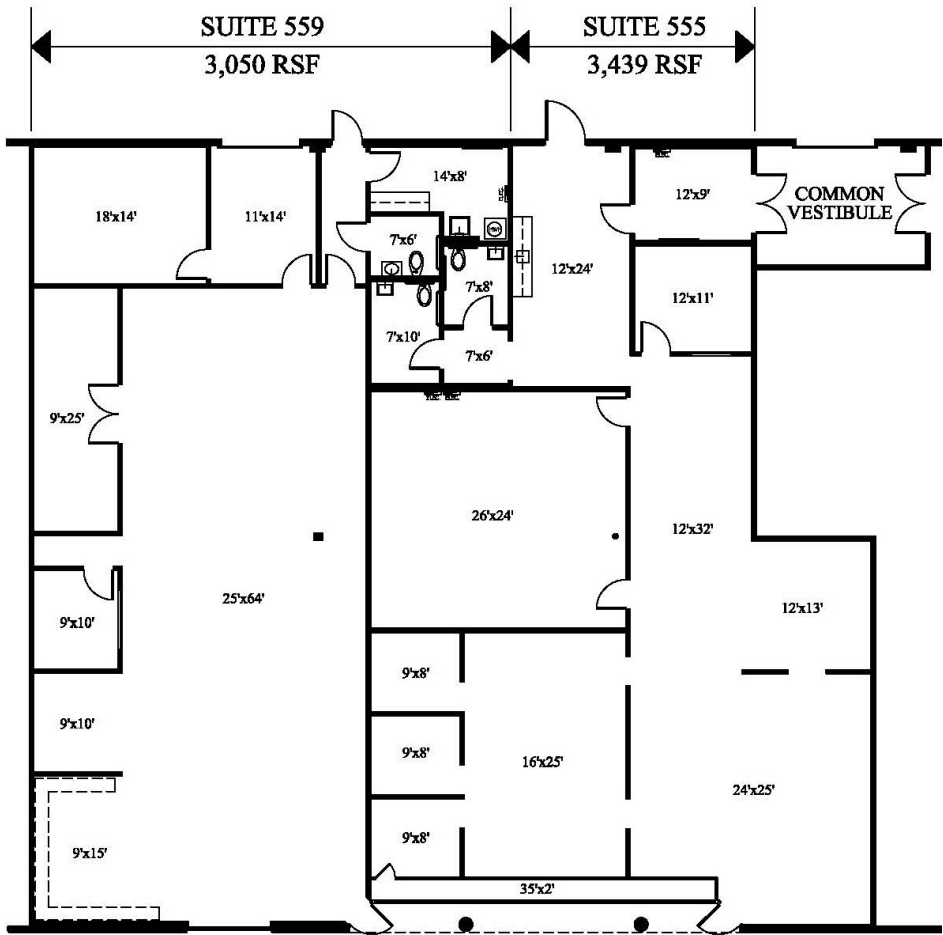
BUILDING 1



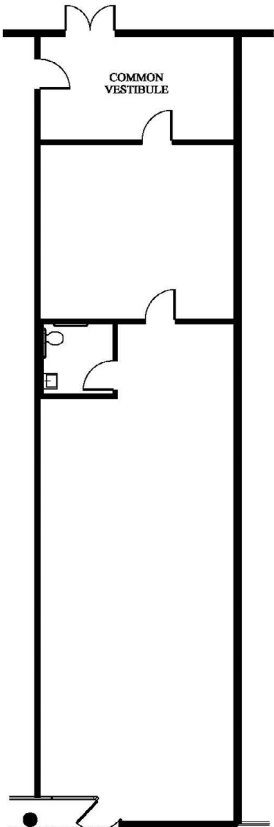
CAN BE COMBINED FOR UP TO 8,403 SF

RETAIL & FLEX SPACE FOR LEASE

BUILDING 5

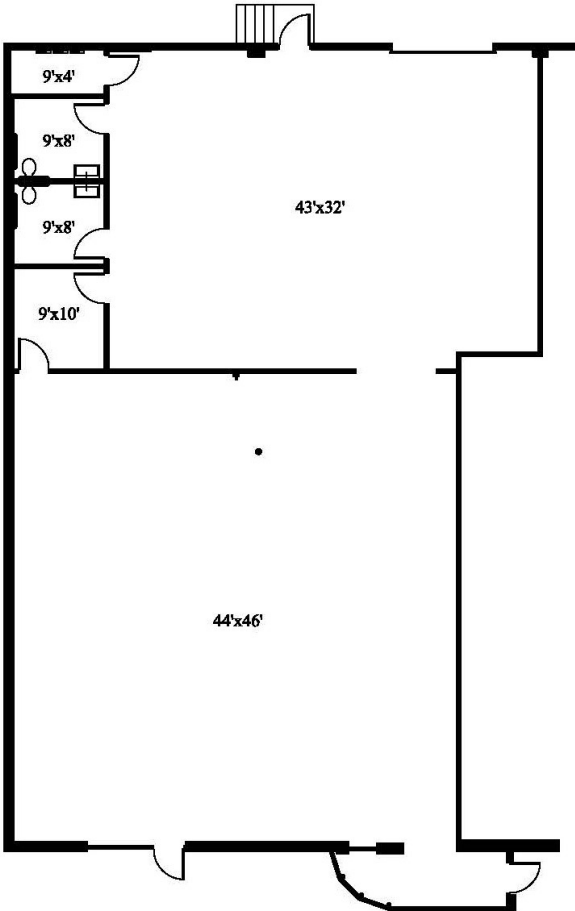


SUITE 571
1,500 SF



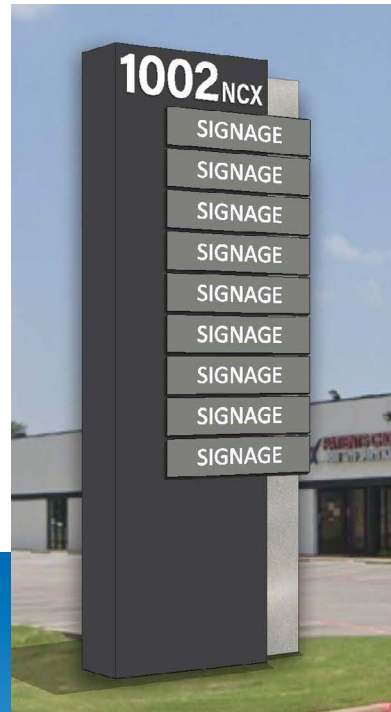
BUILDING 6

SUITE 610
3,954 SF

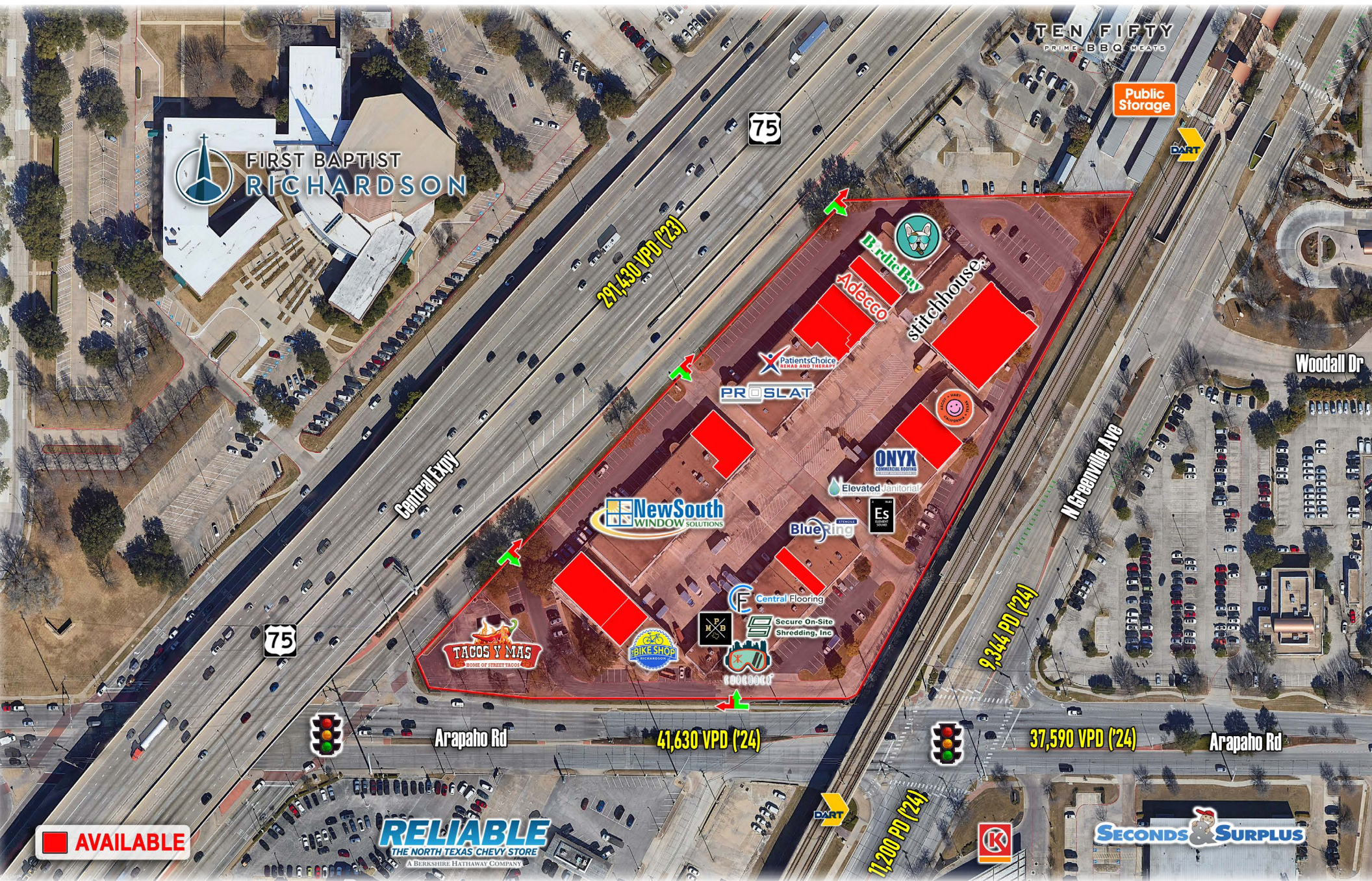


COMPLETED & PLANNED IMPROVEMENTS

- New Modern Landscaping
- 30' Tall Monument Sign
- Bike Path along Arapaho
- Lighting Upgraded with more planned
- New Suite Signage
- Facade Upgrades (planned 2025/2026)
- Tenant Directory Singage (2025)



NEARBY RETAIL



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CENTRAL LOCATION

