

12101 GREENVILLE AVE – FOR LEASE

Dallas, TX 75243



ERIK FULKERSON

214.696.6677

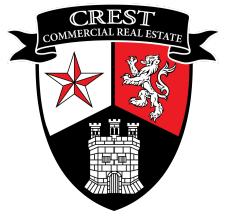
erik@crestcommercial.com



12101 Greenville Ave

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PROPERTY DESCRIPTION

- Complementary & Synergistic Mix of Regional & Local Tenants
 - Excellent Visibility Fronting Greenville Ave, Visible to over 30,000 Vehicles per day
 - Densely Populated Trade Area, Over 400,000 Residents in a 5 mile Radius
 - Surrounding National Retailers Include : Walmart Super Center, costco, Kroger Marketplace, ALDI, Chick-Fil-A, Family Dollar, Mcdonald's, Whataburger
- 2nd Gen Dentist Space Available for Lease

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	22
Available SF:	2,581 - 3,400 SF
Lot Size:	168,350 SF
Building Size:	37,733 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,820	70,455	168,801
Total Population	18,328	168,907	400,917

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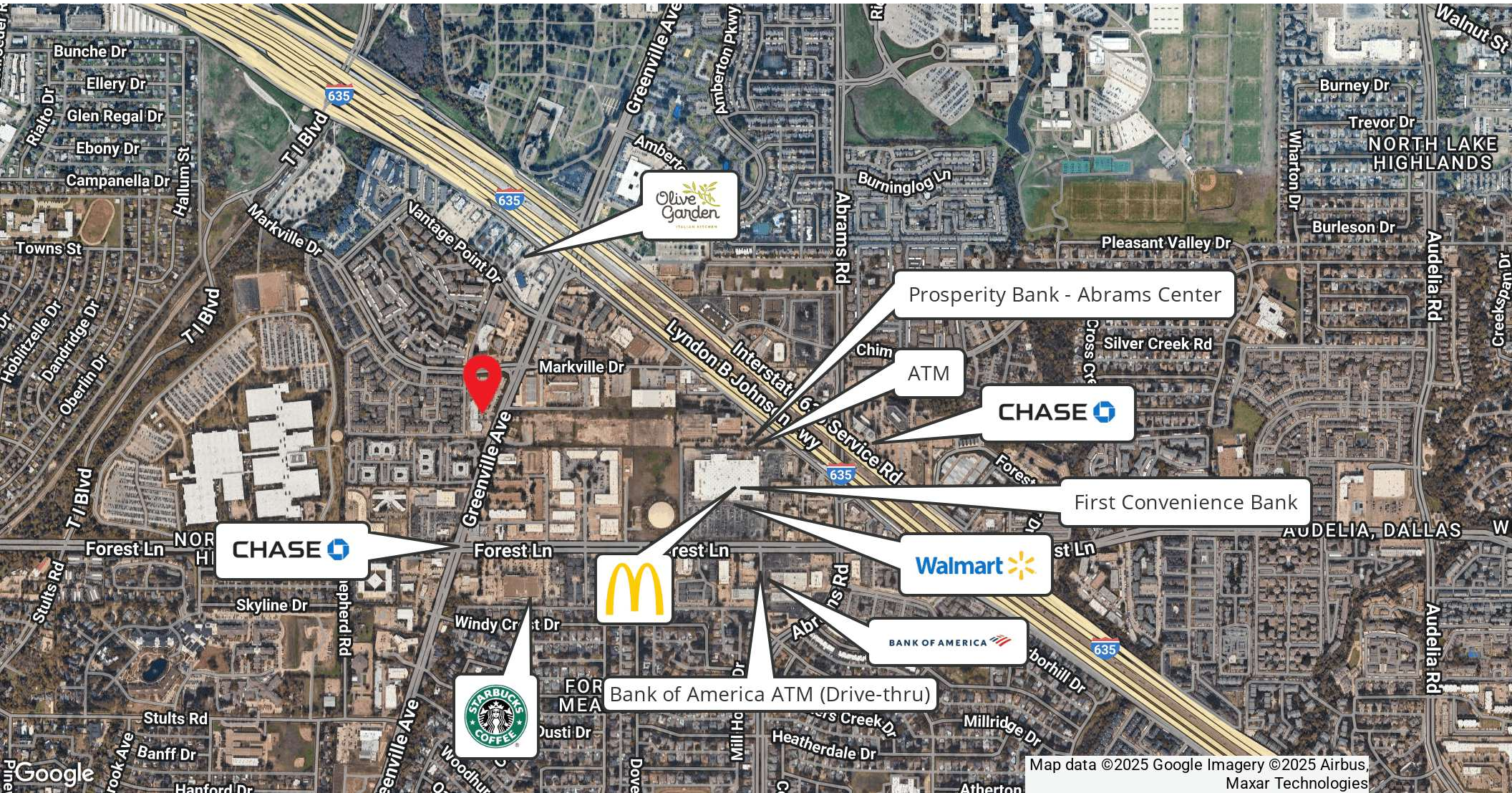
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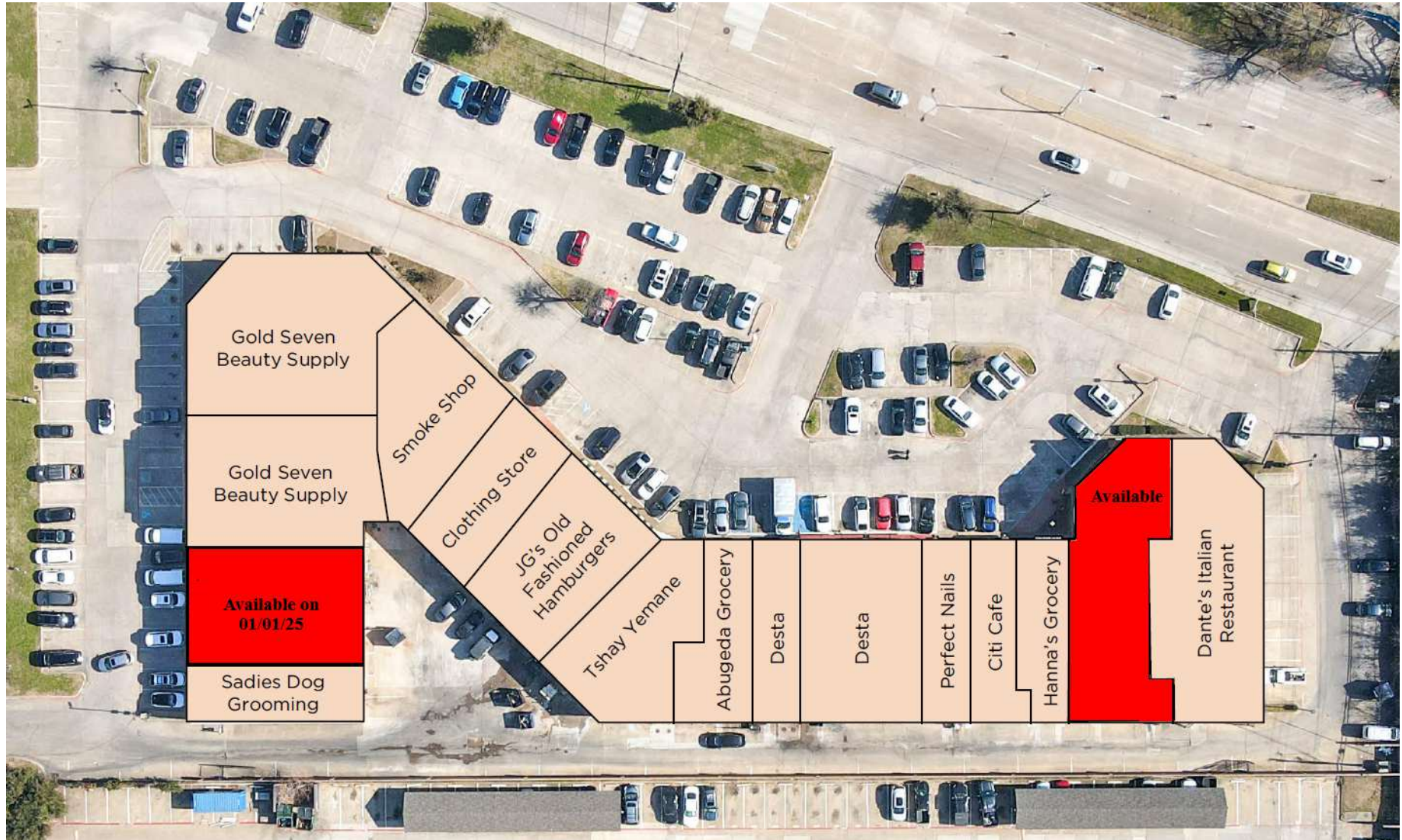
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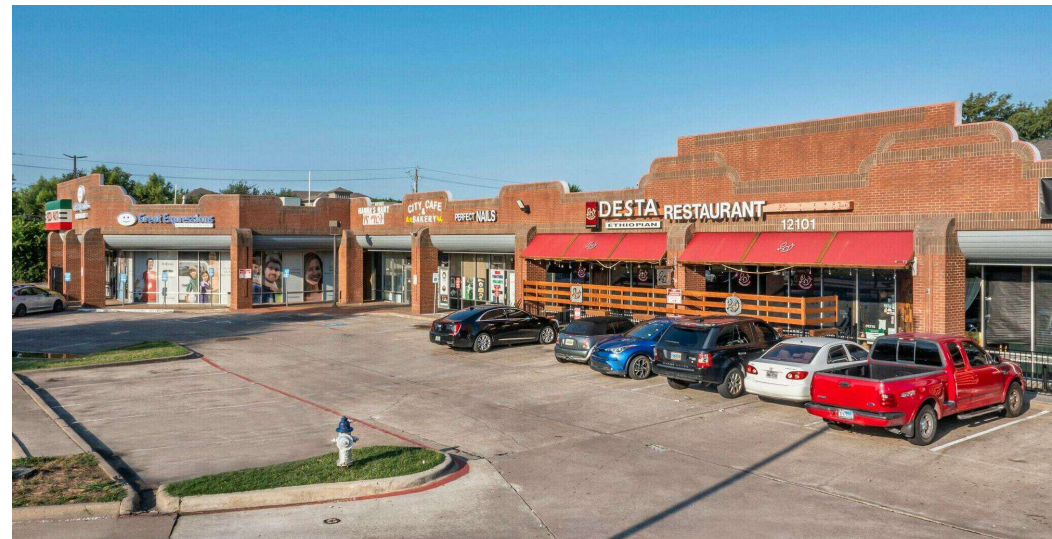
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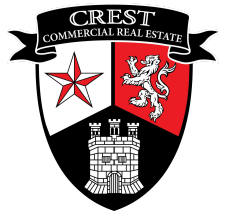
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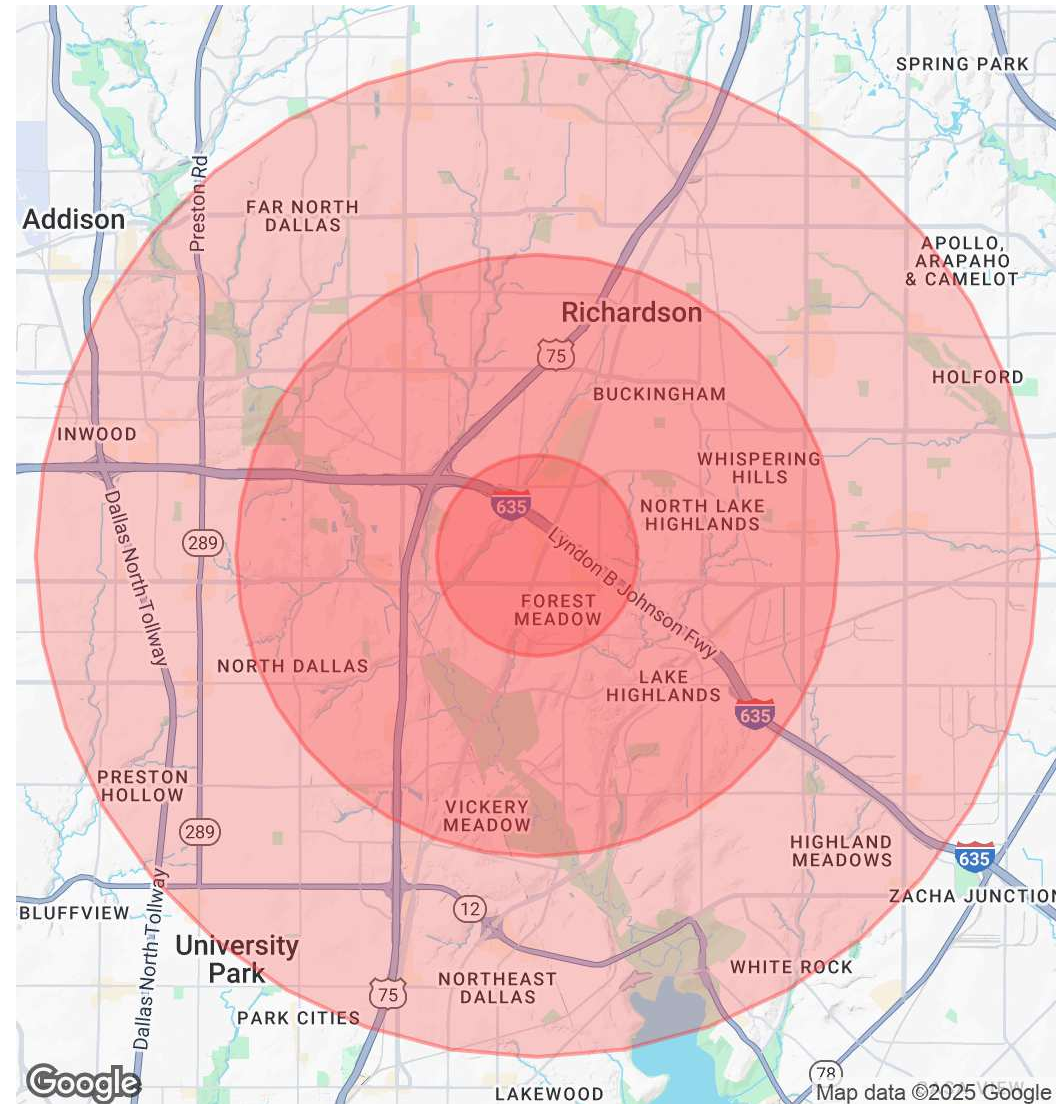
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,328	168,907	400,917
Average Age	38	37	39
Average Age (Male)	37	37	38
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,820	70,455	168,801
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$85,073	\$101,083	\$116,280
Average House Value	\$316,356	\$439,699	\$496,783

Demographics data derived from AlphaMap



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