

# FOR LEASE RETAIL PROPERTY



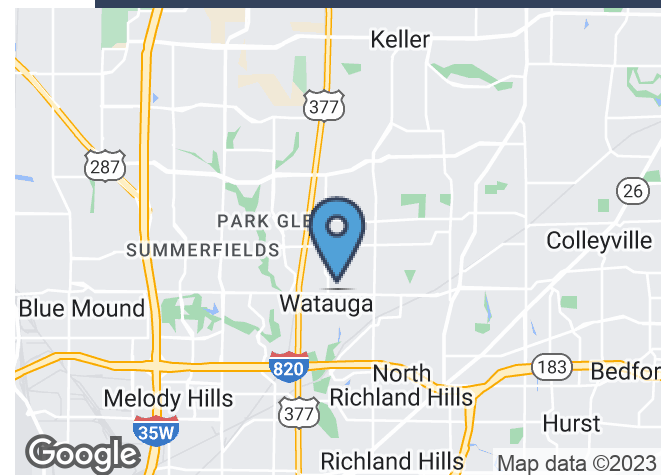
6101 WATAUGA RD, WATAUGA, TX 76148



## PROPERTY HIGHLIGHTS

- ± 1,500 SF Available (Retail Space - Suite B)
- Excellent visibility
- 22,000 Cars Per Day
- Located at a signalized intersection
- Space can accommodate most office uses such as Retail, Office, Insurance, etc.
- Adjacent to Watauga Middle School / Hardman Elementary School

LEASE RATE \$13.50 SF/YR NNN



## CONTACT INFORMATION

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**Champions DFW Commercial Realty**

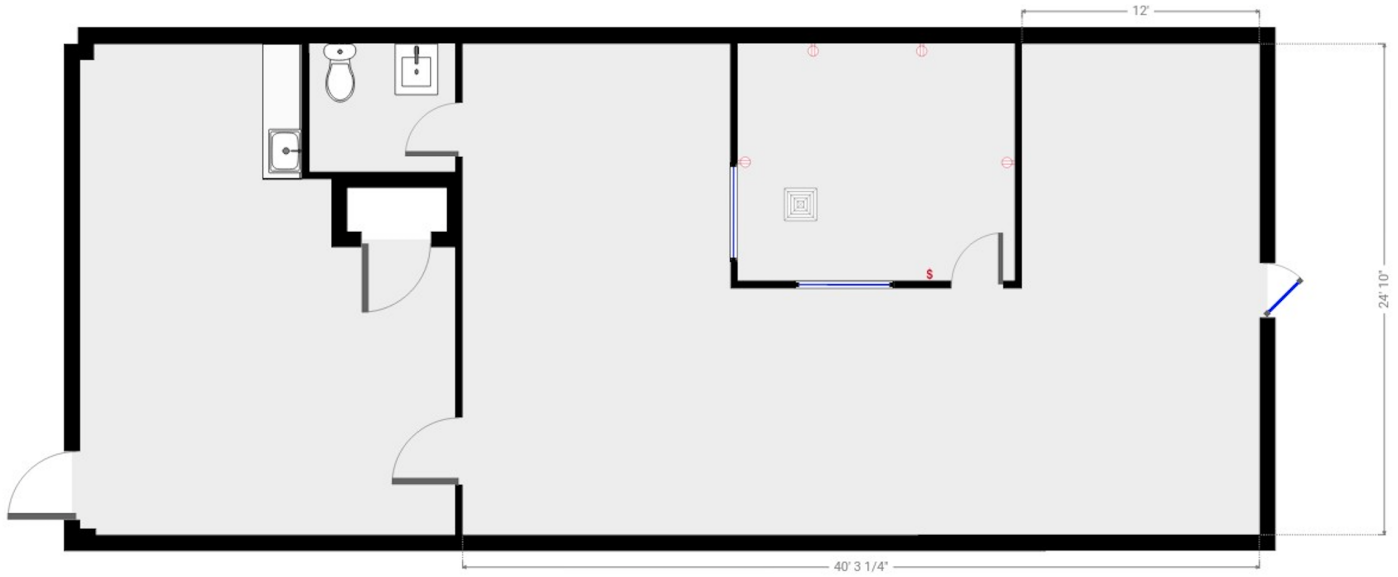
1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,500 SF	Lease Rate:	\$13.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B	Available	1,500 SF	NNN	\$13.50 SF/yr

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## EXTERIOR PHOTOS



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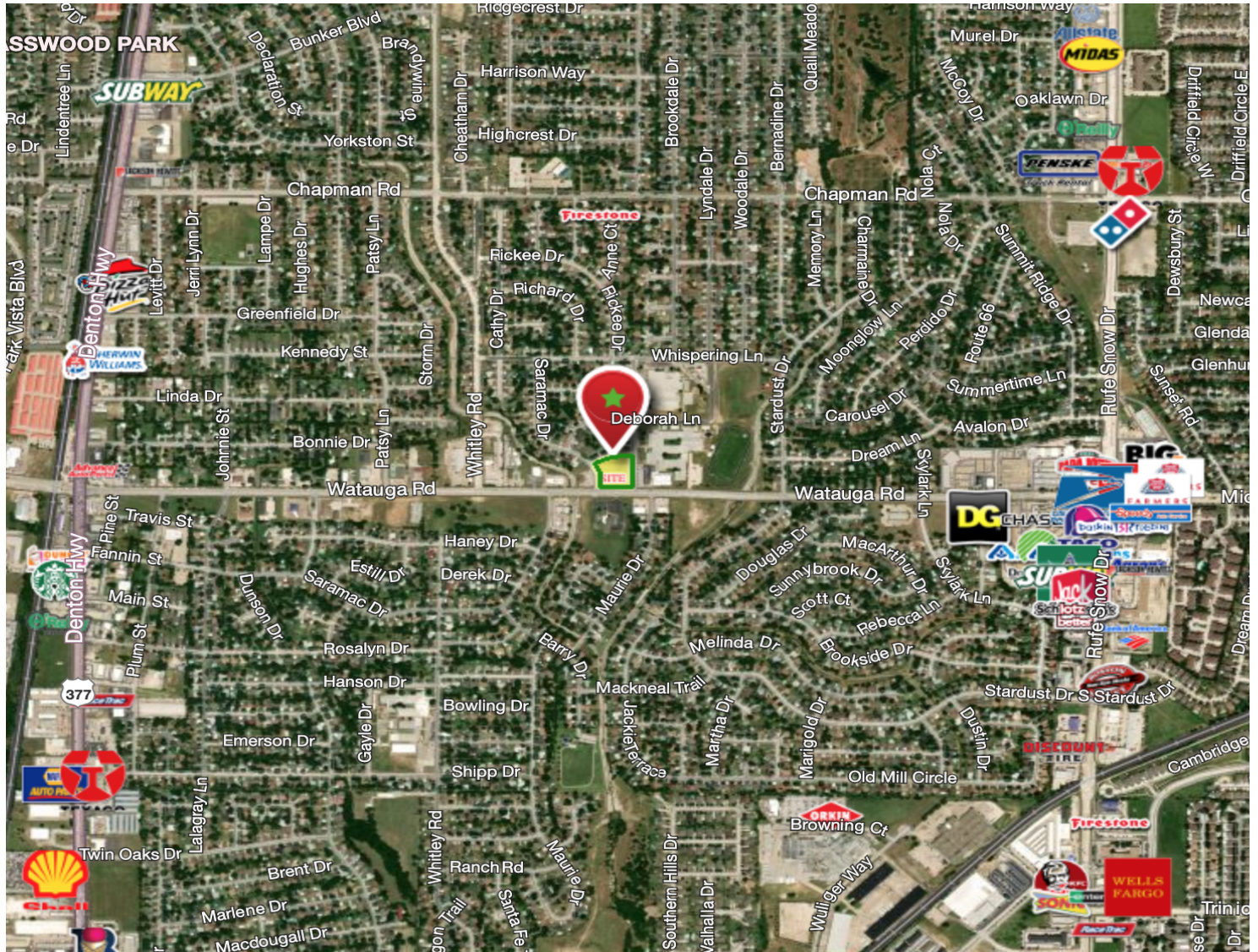
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## AERIAL PHOTO



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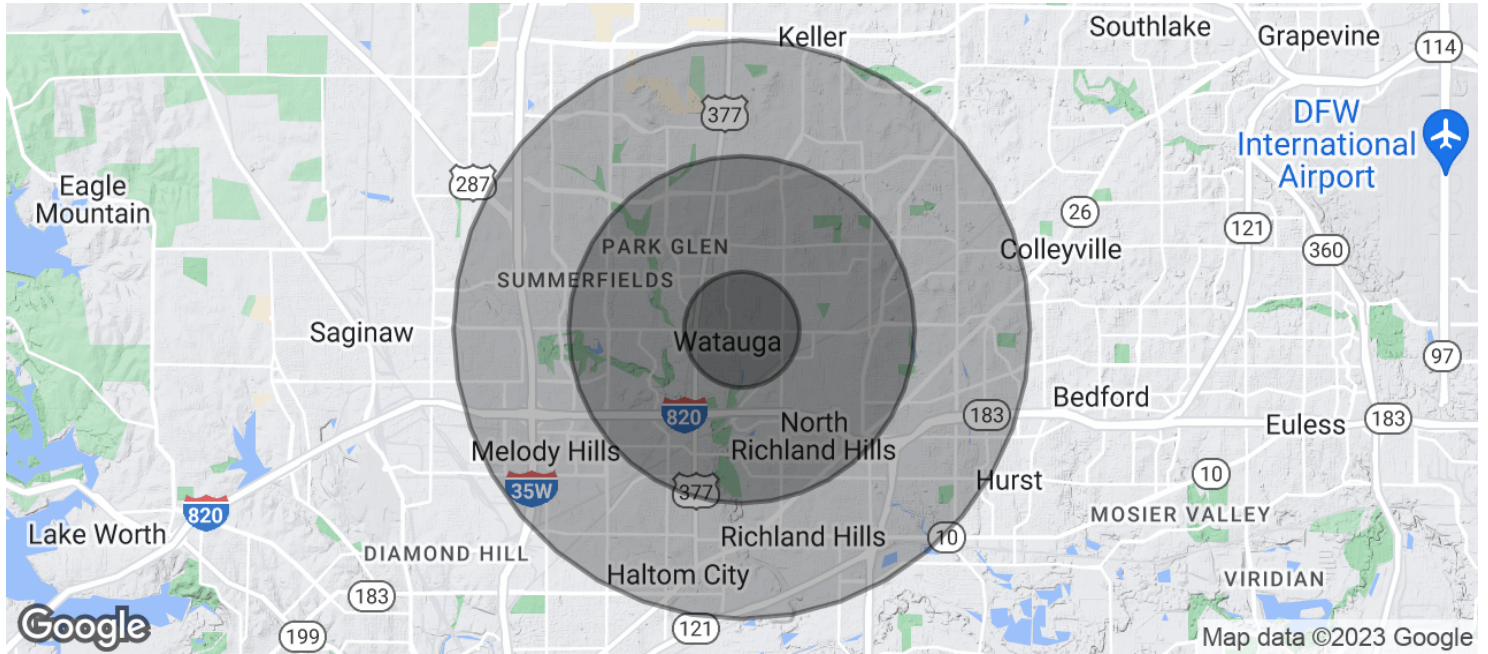
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**DEMOGRAPHICS MAP & REPORT**



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,541	127,142	266,986
Average age	34.3	34.6	35.1
Average age (Male)	33.2	33.2	33.6
Average age (Female)	36.1	35.6	36.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,922	45,582	95,700
# of persons per HH	3.0	2.8	2.8
Average HH income	\$62,850	\$74,921	\$78,111
Average house value	\$129,087	\$154,749	\$181,843

*\* Demographic data derived from 2020 ACS - US Census*

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## BROKER CONTACTS



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