

# 1002 NCX

RETAIL SPACE FOR LEASE



1002 N. CENTRAL EXPRESSWAY, RICHARDSON, TEXAS 75080



**FOBARE**  
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## LOCATION:

Situated along North Central Expressway, 1002 NCX has excellent access and visibility from one of the busiest highways in Dallas.

**AVAILABLE:** 1,500 SF - 14,544 SF

## HIGHLIGHTS:

- 117,000 Sq. Ft. 6 Building **Retail - Flex** Complex
- Retail - Warehouse - Office Space **Available Now**
- Located in the “**Richardson I.Q.**”
- **Instant access** to US 75, Greenville Avenue, Arapaho Road and DART Light Rail
- **16'** Clear Height
- Dock-High, Ramp and Grade **Loading**
- Building **Signage**
- Close Proximity to **Shops & Restaurants**
- Current tenants include The Bike Shop, New South Windows, Mazens Paintball, Nita Patel Fine Art Gallery, Ascot & Hart, The Camp Transformation Center, Renegade Cigars, Summit Electric Supply and Tacos Y Mas (coming soon)

**LEASE RATE:** Contact Broker

**TRAFFIC COUNTS:** Central Expy: 315,947 VPD  
(SOURCE: ESRI, 2022) Arapaho Rd: 41,630 VPD

**DEMOGRAPHICS:**  
(SOURCE: ESRI, 2022)

	1 Mile	3 Mile	5 Mile
2022 Population	9,302	132,825	387,076
Daytime Population	28,528	172,809	473,255
Average HH Income	\$90,891	\$109,357	\$105,525





NORTH CENTRAL EXPRESSWAY (US 75)

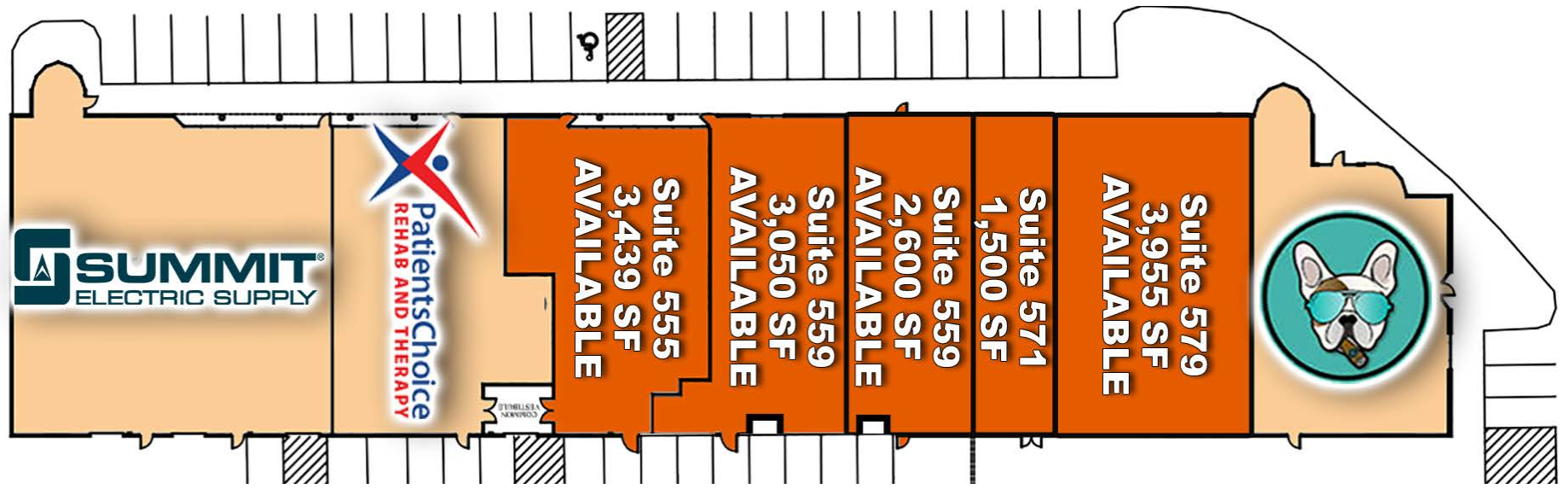


## AVAILABLE SPACES:

- Suite 555: 3,439 RSF (US 75 Frontage)
- Suite 559: 3,050 RSF (US 75 Frontage)
- Suite 569: 2,600 RSF (US 75 Frontage)
- Suite 571: 1,500 RSF (US 75 Frontage)
- Suite 579: 3,955 RSF (US 75 Frontage)
- Suite 610: 3,954 RSF (US 75 Frontage)
- Suite 229: 4,700 RSF (Greenville/Arapaho Frontage)
- Suite 269: 4,008 RSF (Greenville/Arapaho Frontage)
- Suite 106/111: 5,800 RSF/2,603 RSF (US 75 & Arapaho Frontage)



**BUILDING 5**



**BUILDING 6**





## CONCEPTUAL RENDERINGS

EXISTING



CONCEPTUAL APPROACH



FRONT ELEVATION

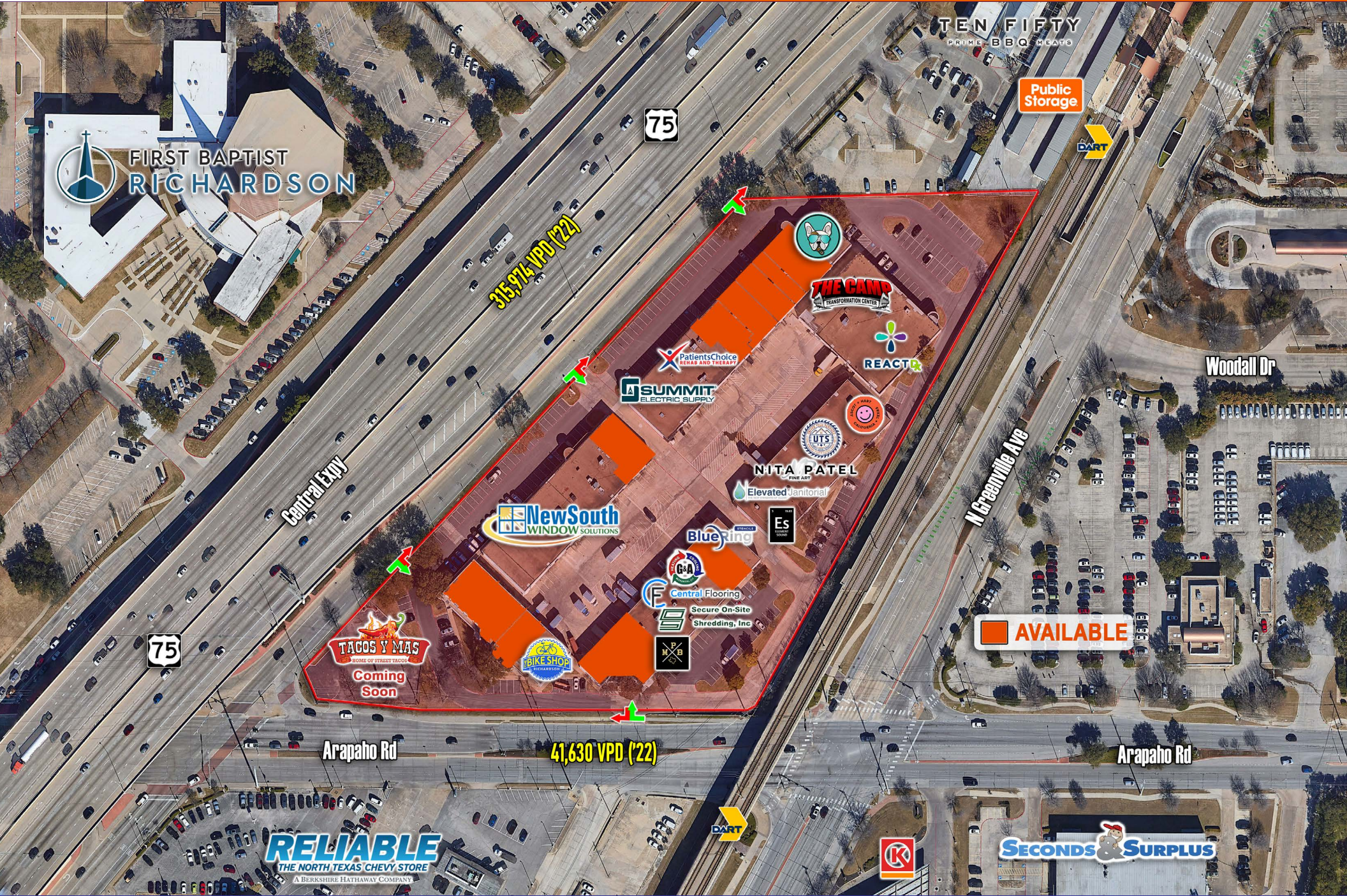


VIEW FROM CENTRAL EXPRESSWAY



# 1002 NCX - RETAIL SPACE FOR LEASE

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