







HARRY HINES SHOP SPACE

FOR LEASE | ±7,427 SF | 14-16' CLEAR | LOADING DOCK

8330 HARRY HINES BLVD, DALLAS, TEXAS 75235



EXCLUSIVELY OFFERED BY

FABIO FELIX

Office: 214.520.8818 x 6 Cell: 323.893.3440 fabio@sljcompany.com

ALICIA DUNN

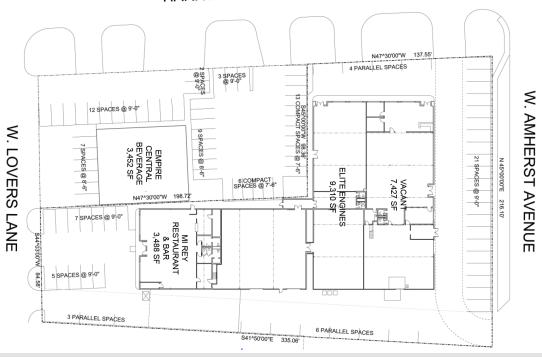
Cell: 214.923.7753 adunn@sljcompany.com



SLJ Company, LLC 4311 West Lovers Lane, Suite 200 Dallas, Texas 75209 www.sljcompany.com



HARRY HINES BLVD.



PROPERTY DETAILS

Available Space: ±7,427 SF

Year Built: 1968 Clear Height: 14-16'

Loading: One (1) dock-high door & two (2) grade-level overhead

doors

Power: 3 phase 600 amp service Frontage: 137.55' on Harry Hines Blvd

Parking: ±50 shared spaces Signage: Building & pylon signage

USE

Zoning: Commercial Service District (CS)
Previous Uses: Vehicle Display, Sales & Service

Recommended Uses: Automotive

PRICING

Lease Rate: Contact Broker

Expense Escrow Estimates: \$2.74 PSF

- Real Estate Taxes \$1.56 PSF
- Insurance \$0.49 PSF
- CAM \$0.69 PSF

2025 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>
Population:	5,268	80,023
Households:	1,720	34,660
Average HH Income:	\$74,896	\$85,341
Median Home Value:	\$242,045	\$397,790
Median Age:	35	34

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.