

FOR LEASE 1117 GLADE ROAD #140, COLLEYVILLE, TX 76034

EXECUTIVE GARDEN OFFICE AVAILABLE NOW!



GeoDwell
COMMERCIAL REAL ESTATE SERVICES

PROFESSIONAL OFFICE SPACE

PROPERTY HIGHLIGHTS

- 1,473 SQFT
- 3 PRIVATE OFFICES
- CONF ROOM & RECEPTION
- COFFEE BAR/WORKROOM
- COVERED OUTDOOR PATIO
- MONUMENT SIGNAGE

PRICE

\$18.10 base
+ \$8.79 NNN
(or modified gross of
\$3300/mo)



FOR LEASE

Contact:

Michelle Rawls
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KELLER WILLIAMS REALTY
2106 E. ST HWY 114 SOUTHLAKE, TEXAS 76092
VISIT GeoDwellCommercial.com



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PROFESSIONAL OFFICE IN COLLEYVILLE

FOR LEASE

1117 GLADE ROAD, UNIT #140, COLLEYVILLE, TX 76034

OFFERING SUMMARY

Lease Rate: \$18.10

NNN's: \$8.79

Suite Size: 1,473 SQFT

Reception Area & Conference Room: 1/1

Offices: 3

Restrooms: 1

Workroom/Storage Room: 1

Parking Features: Shared/Surface

Zoning: PUD-C Planned Unit Development Com

PROPERTY HIGHLIGHTS

- Main thoroughfare in Colleyville
- Affluent demographic
- Professional/Medical Office (Accounting, Advertising, Engineering, General Business, Insurance, Medical, Real Estate, Title, Travel)



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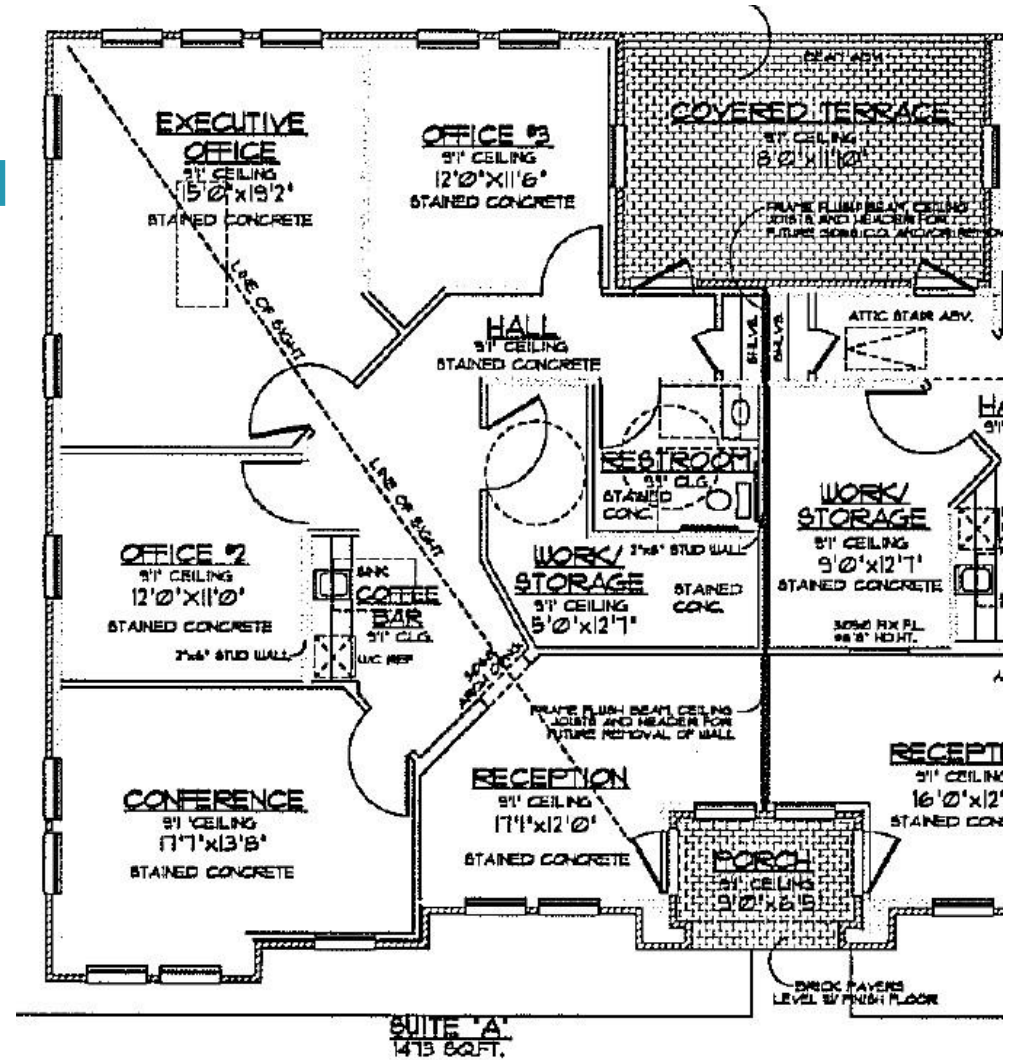
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FLOOR PLAN



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PROFESSIONAL OFFICE IN COLLEYVILLE

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DEMOGRAPHIC SUMMARY

Demographic Summary_Colleyville

1117 Glade Rd, Colleyville, Texas, 76034 (1 mile)
 1117 Glade Rd, Colleyville, Texas, 76034
 Ring of 1 mile



Prepared by GeoDwell
 Latitude: 32.88108
 Longitude: -97.15031

DEMOGRAPHIC SUMMARY

1117 Glade Rd, Colleyville, Texas, 76034
 Ring of 1 mile

KEY FACTS

5,537

Population



2,077

Households

50.2

Median Age

\$127,717

Median Disposable Income

EDUCATION

1%

No High School Diploma



8%

High School Graduate



26%

Some College



64%

Bachelor's/Grad/Prof Degree

INCOME



\$159,530

Median Household Income



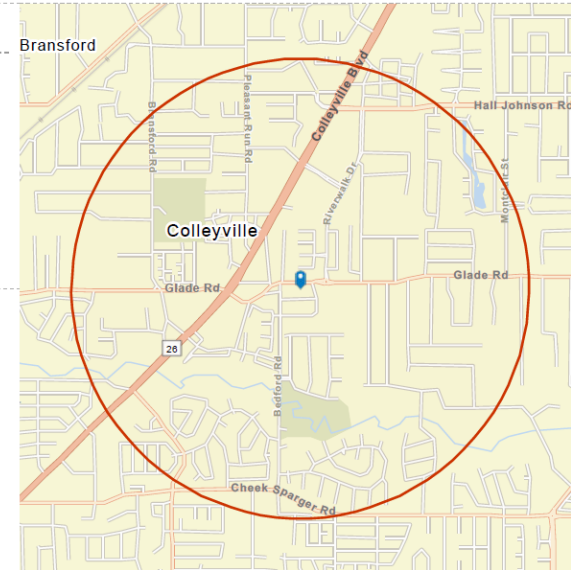
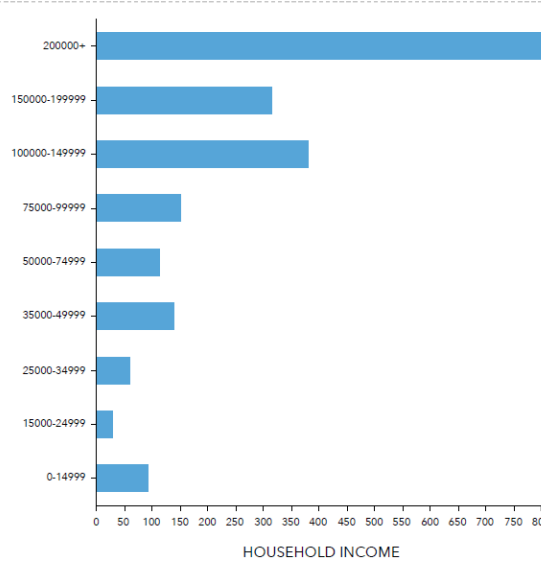
\$82,204

Per Capita Income



\$1,122,773

Median Net Worth



EMPLOYMENT



White Collar

79%



Blue Collar

11%



Services

10%

4.6%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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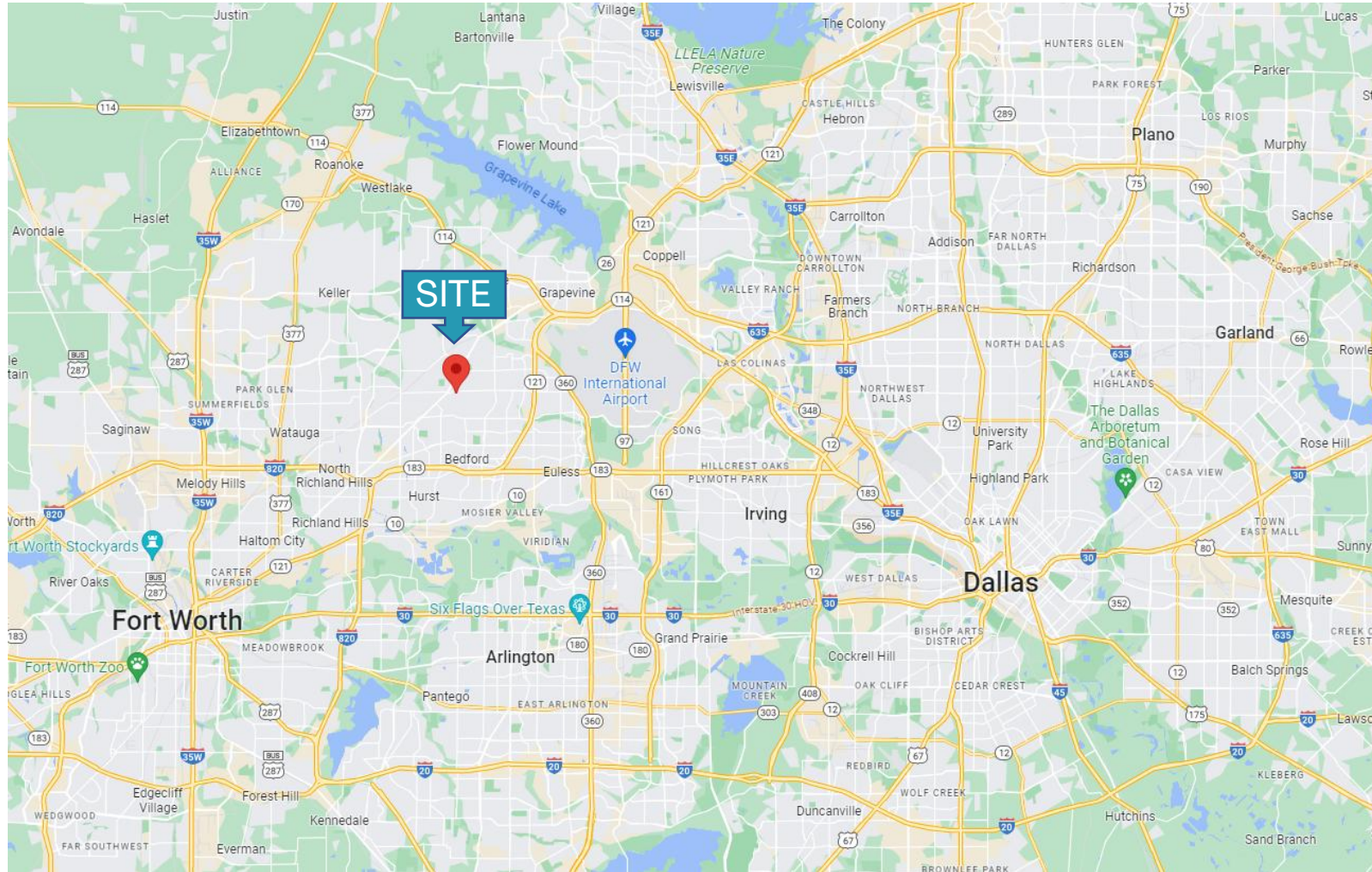


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LOCATION



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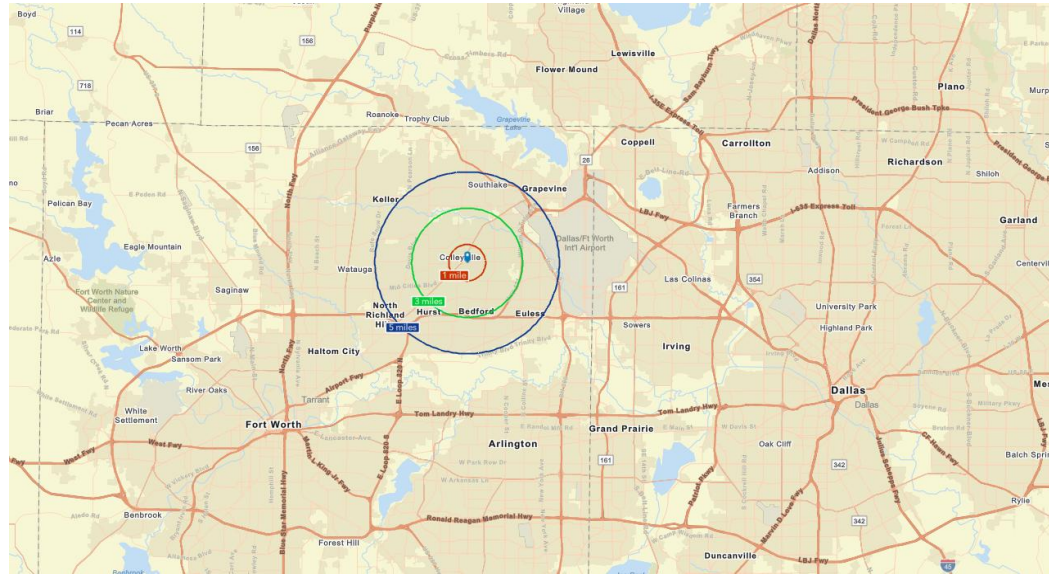
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POPULATION & INCOME



POPULATION

Total Population

Median Age

1 MILES

5,823

50.2

3 MILES

80,529

47.6

5 MILES

260,305

41.1

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

1 MILES

2,073

2.81

\$159,530

3 MILES

30,757

2.62

\$115,423

5 MILES

97,735

2.66

\$89,288

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