

FOR LEASE PROFESSIONAL OFFICE BUILDING



4821 & 4851 MERLOT AVE GRAPEVINE TX, GRAPEVINE, TX 76051



PROPERTY HIGHLIGHTS

- 2,335 - 3,404 SF
- Professional Office Space
- Suite 210 is a sublease
- Move-In Ready
- Building Signage
- Convenient location for shopping, and dining and within walking distance to Chicken-N-Pickle
- Located on Merlot Ave near Glade Rd and Hall Johnson Road

LEASE RATE \$18.00 - 20.00 SF/YR | NNN

CONTACT INFORMATION

ERIC GOODWIN

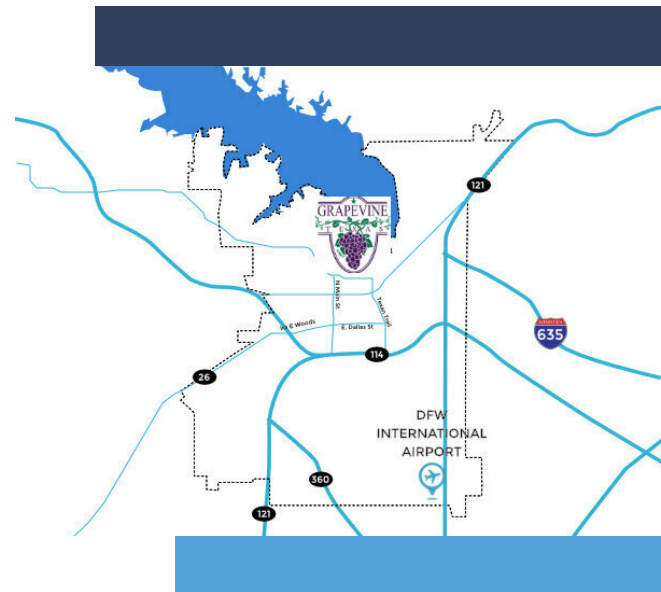
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Champions DFW Commercial Realty

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

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FLOOR PLAN - SUITE 530



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FLOOR PLAN - SUITE 210



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,335 - 3,404 SF	Lease Rate:	\$18.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
4851 Merlot Ave - Suite 530	Available	2,335 SF	NNN	\$18.00 - 20.00 SF/yr	-
4821 Merlot Ave - Suite 210	Available	3,404 SF	NNN	\$18.00 - 19.00 SF/yr	Sublease

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AERIAL PHOTOS



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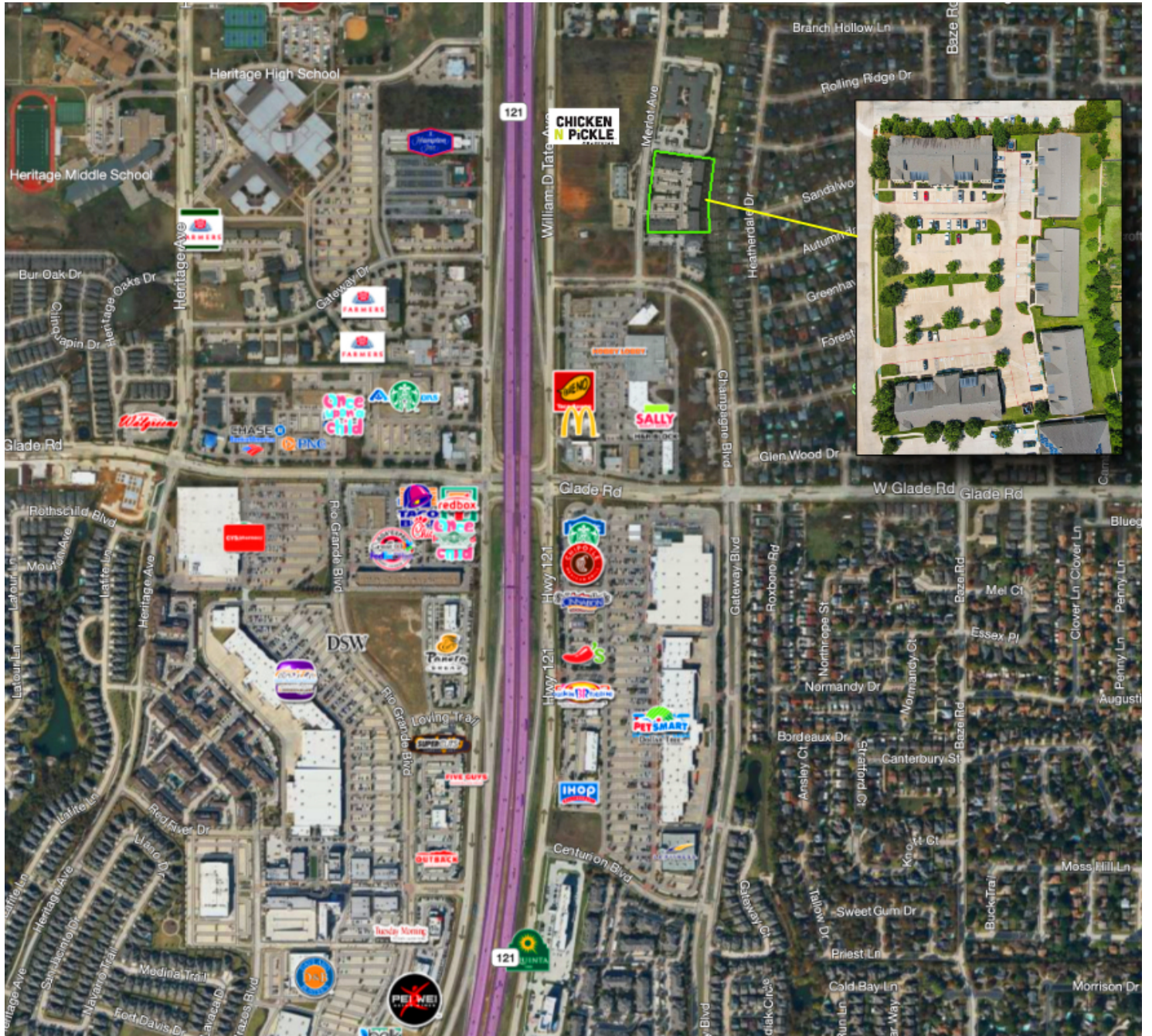
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RETAILER MAP



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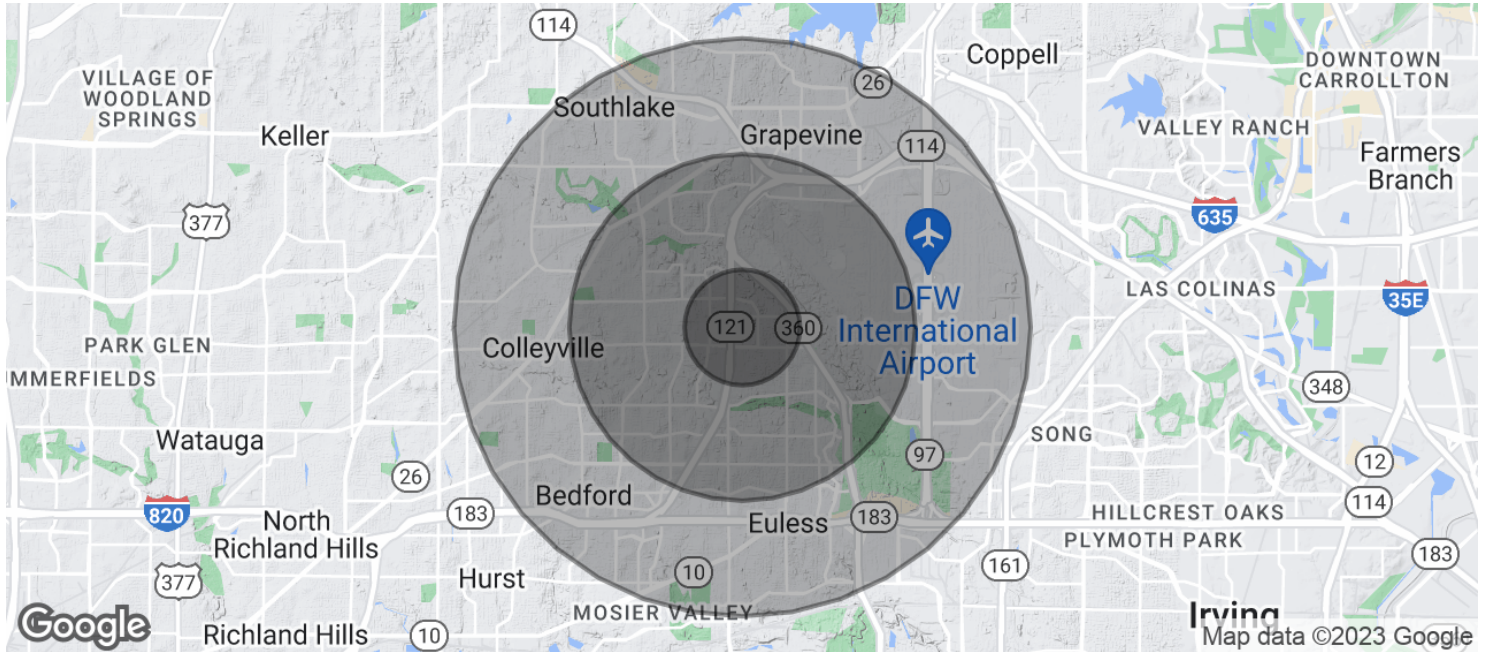
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,140	78,053	184,766
Average Age	40.9	39.9	39.9
Average Age (Male)	39.1	38.3	37.7
Average Age (Female)	43.5	41.3	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,278	31,573	75,407
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$131,589	\$116,807	\$111,481
Average House Value	\$355,285	\$324,714	\$315,003

* Demographic data derived from 2020 ACS - US Census

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