



3241 S Carrier Pkwy | Grand Prairie, TX

Freestanding Medical Office For Sale or Lease

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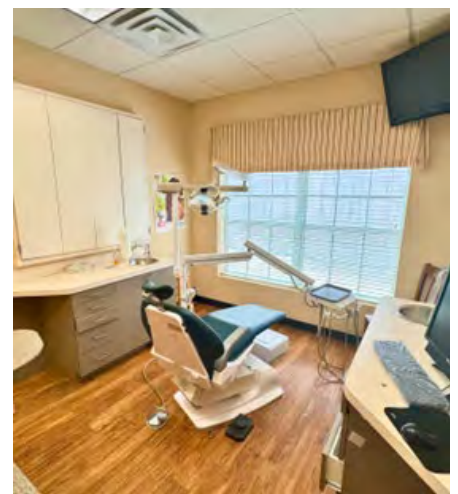
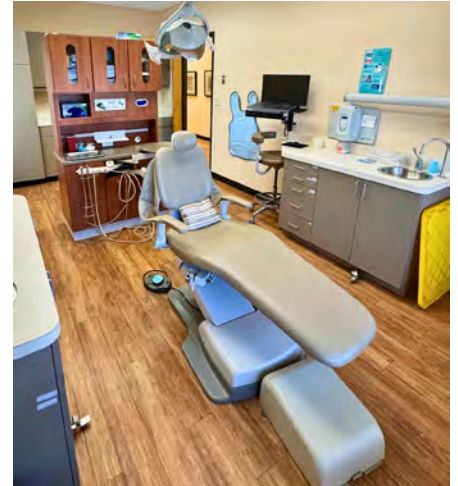
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3241 S Carrier Parkway is a 3,632 SF freestanding medical office situated on a 0.51-acre lot with monument signage and strong visibility along the S Carrier Parkway corridor in Grand Prairie. The freestanding building is currently built out as a dental office, offering a turnkey solution for dental, medical, or other healthcare-related users. Located near major thoroughfares and surrounded by residential density and retail amenities, this site provides convenient access and a strong foundation for a variety of professional or medical uses.

Address	3241 S Carrier Pkwy, Grand Prairie, TX 75052
Property Type	Freestanding Medical Office
Building Size	3,632 SF
Lot Size	.51 AC
Year Built	2009
Tenancy	Single
Parking Ratio	7/1,000 SF – 27 parking spaces
Property Use	Dental Office



Key Highlights



2nd Generation Medical Office



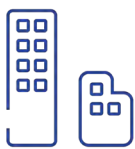
High Visibility on S Carrier Pkwy



Parking Ratio: 7/1,000 SF



Monument Signage



Surrounded by Dense Residential & Retail



Easy Access to I-20, SH-360, & Hwy 161



Minutes from Epic Central, 172-Acre Entertainment District



Dental Equipment For Sale

For more information, please contact:

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Grand Prairie

ROSS
ULTA
Cane's
Genghis Grill
Cane's
Shake Shack
Petco
Sport Clips
Hibbett
Aspen Dental
Burlington
Five Guys
Home Depot
Target
Walmart
Kroger
Publix
Hobby Lobby
Verizon
Sephora
Kohl's
Ikea
Macy's
Dollar General
Chick-fil-A
Chase
Great Clips
Penske
Taco Cabana
Target
Starbucks
H&B Block
AutoZone
Sonic
Popeye's
QuikTrip
Leslies
Texaco
Family Dollar
Dollarama
Dollar Tree
HomeGoods
Hotworx
Longhorn Steakhouse
Jason's Deli
Mattress Firm
Sunglass Hut
Topgolf
Bass Pro Shops
Andretti
Suck's
QuikTrip

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Demographics

Population

1 mile	17,536
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3 mile	107,309
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5 mile	253,580
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Daytime Population

1 mile	13,612
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3 mile	90,676
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5 mile	212,594
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Households

1 mile	5,358
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3 mile	35,315
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5 mile	82,076
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Median Household Income

1 mile	\$80,175
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3 mile	\$76,626
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5 mile	\$66,719
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Average Household Income

1 mile	\$98,315
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3 mile	\$97,315
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5 mile	\$87,344
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Median Home Value

1 mile	\$284,559
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3 mile	\$278,097
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5 mile	\$267,589
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Total Businesses

1 mile	345
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3 mile	2,661
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5 mile	6,283
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Total Employees

1 mile	3,261
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3 mile	27,054
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5 mile	71,677
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Unemployment Rate

1 mile	3.8%
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3 mile	3.7%
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5 mile	3.8%
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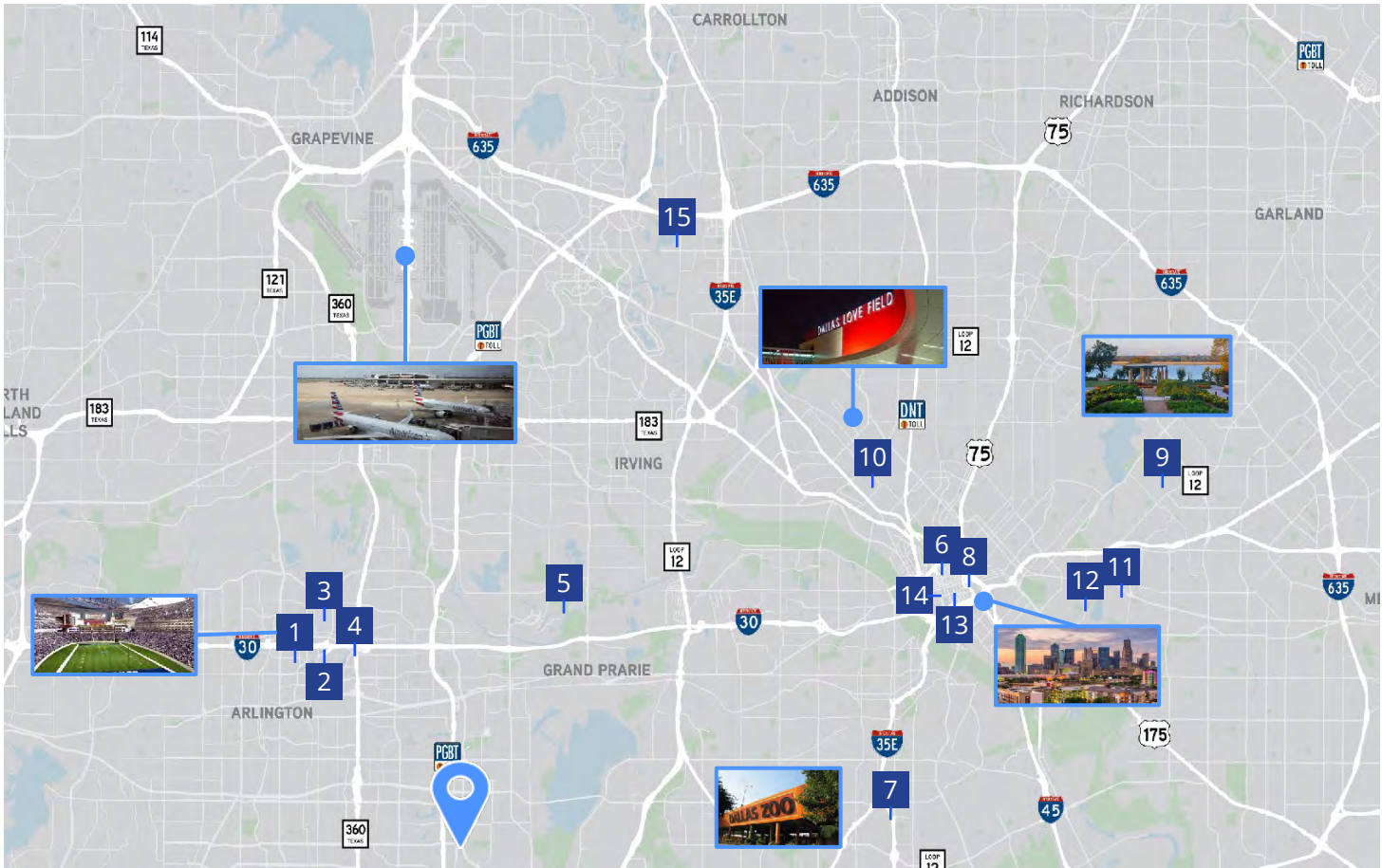
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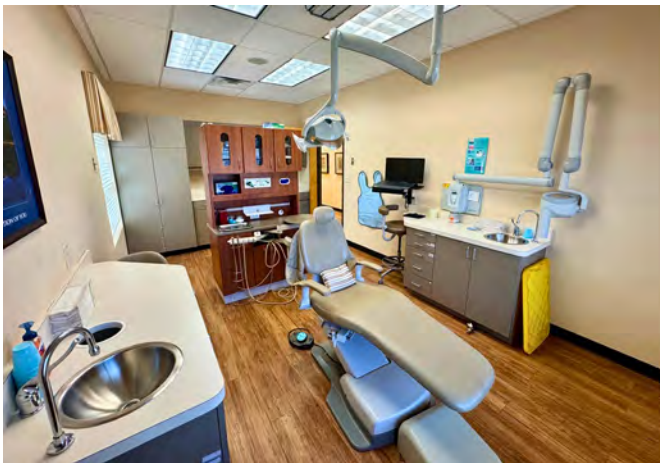
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|-------------------------------------|--|------------------------------|
| 1. AT&T Stadium/Dallas Cowboys | 7. Dallas Zoo | 13. Sixth Floor Museum |
| 2. Globe Life Stadium/Texas Rangers | 8. The Dallas World Aquarium | 14. Dallas Museum of Art |
| 3. Six Flags Over Texas | 9. Dallas Arboretum & Botanical Garden | 15. Zero Gravity Thrill Park |
| 4. Six Flags Hurricane Harbor | 10. UT Southwestern Medical Center | |
| 5. Lone Star Park | 11. State Fair of Texas | |
| 6. American Airlines Center | 12. Cotton Bowl Stadium | |

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