



Remodeled
Office Building
For Lease

2324 Cheek Sparger Rd., Bedford, TX 76021



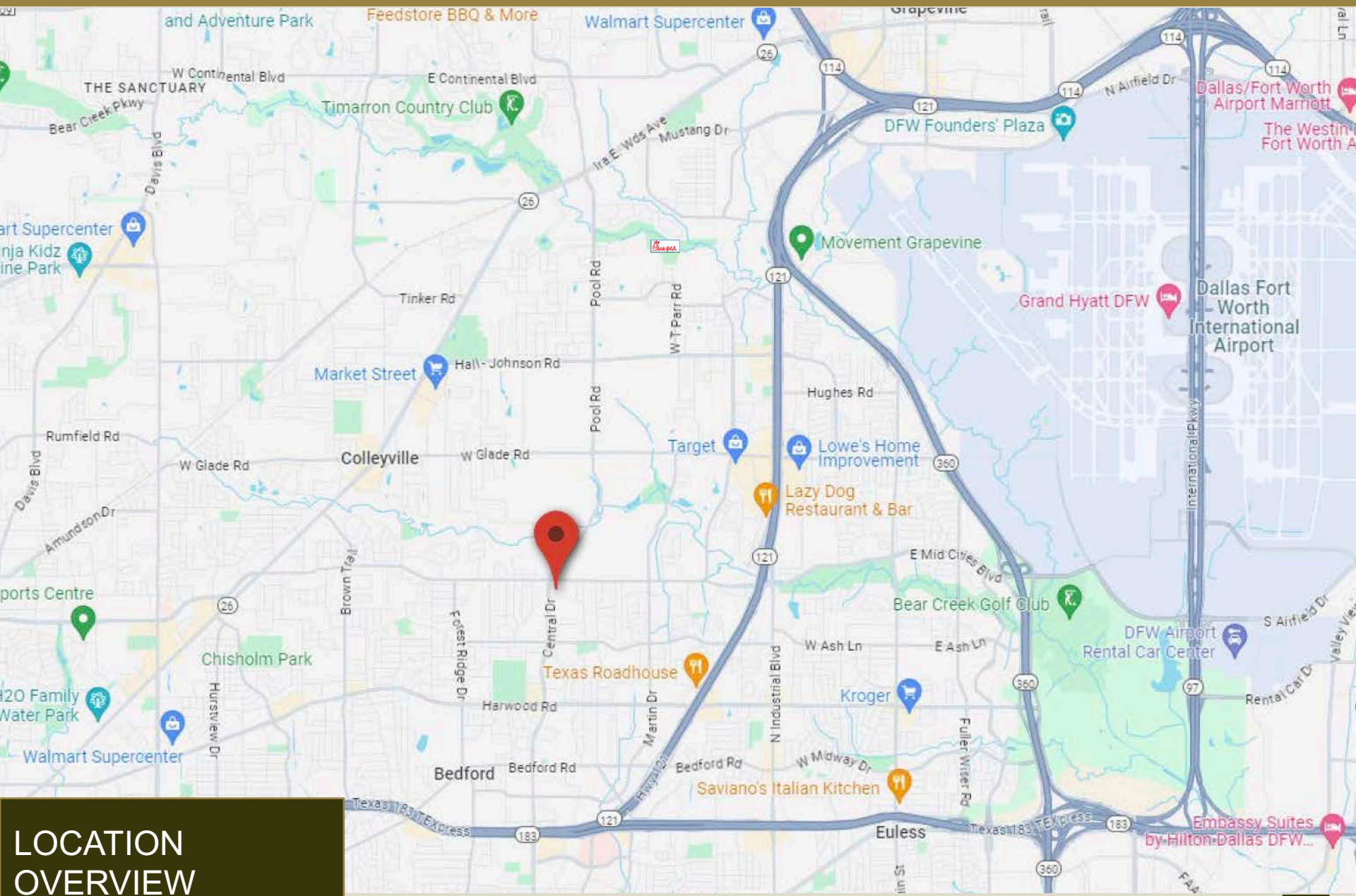
PROPERTY HIGHLIGHTS

- Perfect for Owner User or Investment
- Covered Parking and Outdoor Deck
- Excellent Location in High Demographic Area
- Monument Signage on Cheek-Sparger Road



PROPERTY HIGHLIGHTS	
Address	2324 Cheek Sparger Rd. Bedford, TX 76021
Space Available	1,175 SF up to 5,777
Year Built	1997
Zoning	Commercial Office Zoning
Building Size And Acreage	5,777 SF Professional Office Building on 0.63 Acres
Great Location	Centrally located Property sits on major thoroughfare Cheek Sparger Rd. (10,658 VPD) off State Hwy 121 that offers ease of access to DFW Airport
Rent Rate	\$17/SF plus NNN
Site Highlights	<ul style="list-style-type: none"> • Professional Office Space • Covered Parking Available • Newly Remodeled • Monument Signage on Cheek-Sparger • 1.5 Miles from 121 Freeway • Near Cheek-Sparger & Central Drive
Excellent Demographics	Primed to serve Bedford's and Colleyville's affluent, rapidly growing community with households boasting an average over 2x the national average at \$140,208
Parking	Plenty Surface Parking Spaces available and covered parking as well





LOCATION OVERVIEW

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Logos for various retail and service brands including GameStop, Chick-fil-A, Platos, First Watch, Ulta, Michaels, HomeGoods, Dick's, Old Navy, DXL, IHOP, Panera, Pie Five Pizza, Cane's, Ross, Marshalls, Staples, Famous Footwear, Party City, Dollar Tree, La Fitness, Walmart Supercenter, QT, H-E-B (Coming 2026), Starbucks, Total Wine & More, Burlington, and Cinépolis.

Downtown Dallas

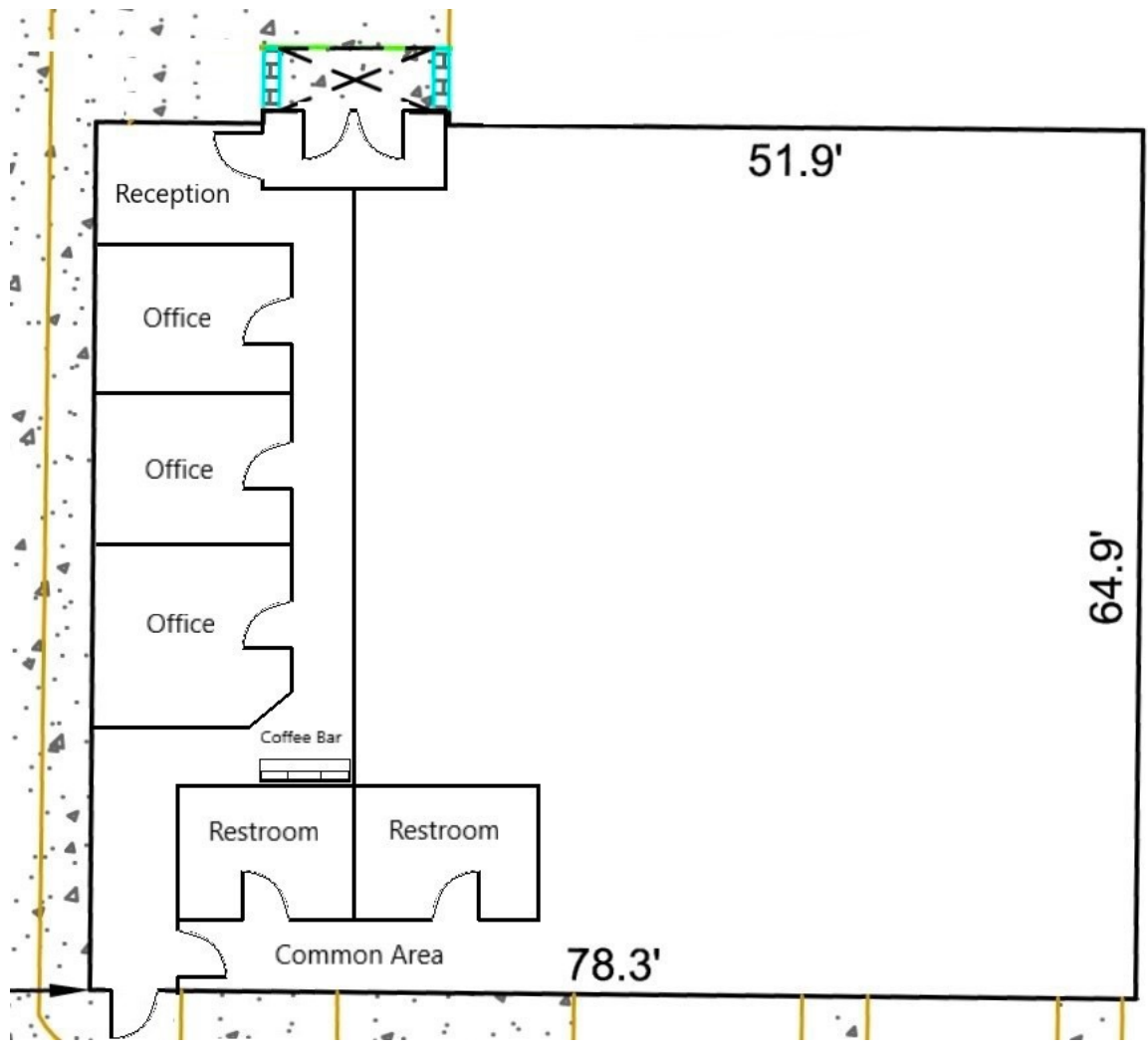
CHEEK SPARGER RD

10.658 VPD



FLOOR PLAN







CONTACT INFORMATION



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