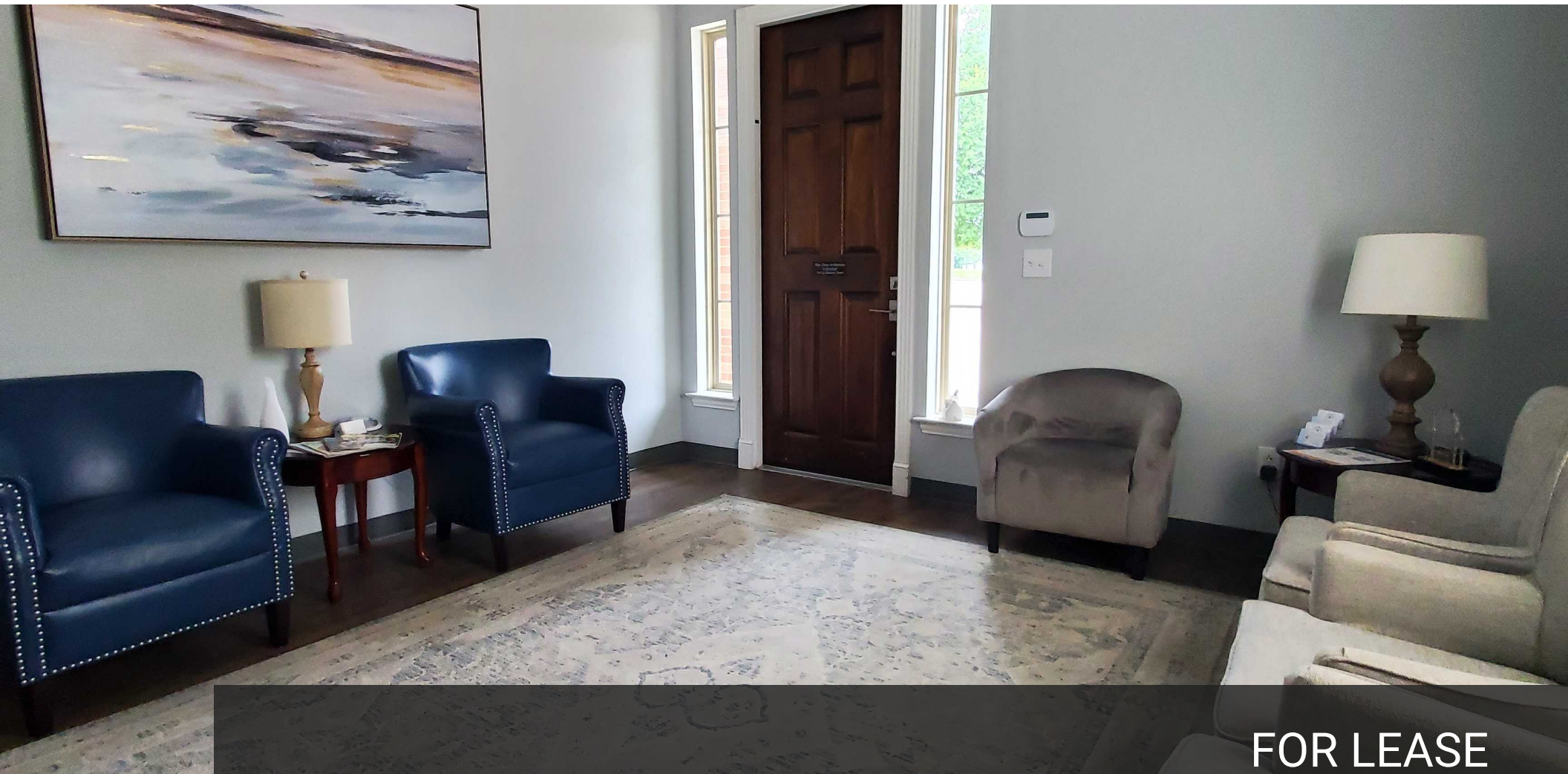


OFFICE FOR LEASE

## 6344 DAVIS BOULEVARD - STE 300

6344 DAVIS BOULEVARD, NORTH RICHLAND HILLS, TX 76180



FOR LEASE

### KW COMMERCIAL COPPELL

1199 S Belt Line Rd Suite 103  
Coppell, TX 75019



Each Office Independently Owned and Operated

### PRESENTED BY:

#### JULIE SMITH

Director

O: (469) 556-3894

C: 469-556-3894

juliesmith@kwcommercial.com

526313, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

6344 DAVIS BOULEVARD



## Property Summary

Building SF:	4,500
Lease Rate:	\$600-650/mo
Lot Size:	0 SF
Parking:	20, unreserved
Year Built:	2014
Zoning:	C-1

## Property Overview

Neighborhood Professional Office - Available: Executive Office Suites: 3 offices ranging from approximately 120 SF - 150 SF. Each Executive suite is \$600-650 per month.

Recently updated, featuring a large reception area, a break room, two restrooms, and ample parking. Access to the Offices is secured, and the staff have a separate private entry to their offices.

## Location Overview

Located in North Richland Hills, a suburb of Fort Worth, with easy access to major thoroughfares, just 2 miles north of Hwy's 820 and 121. Approximately 15 minutes from downtown Fort Worth and 20 minutes to DFW Int'l Airport.



# PROPERTY PHOTOS

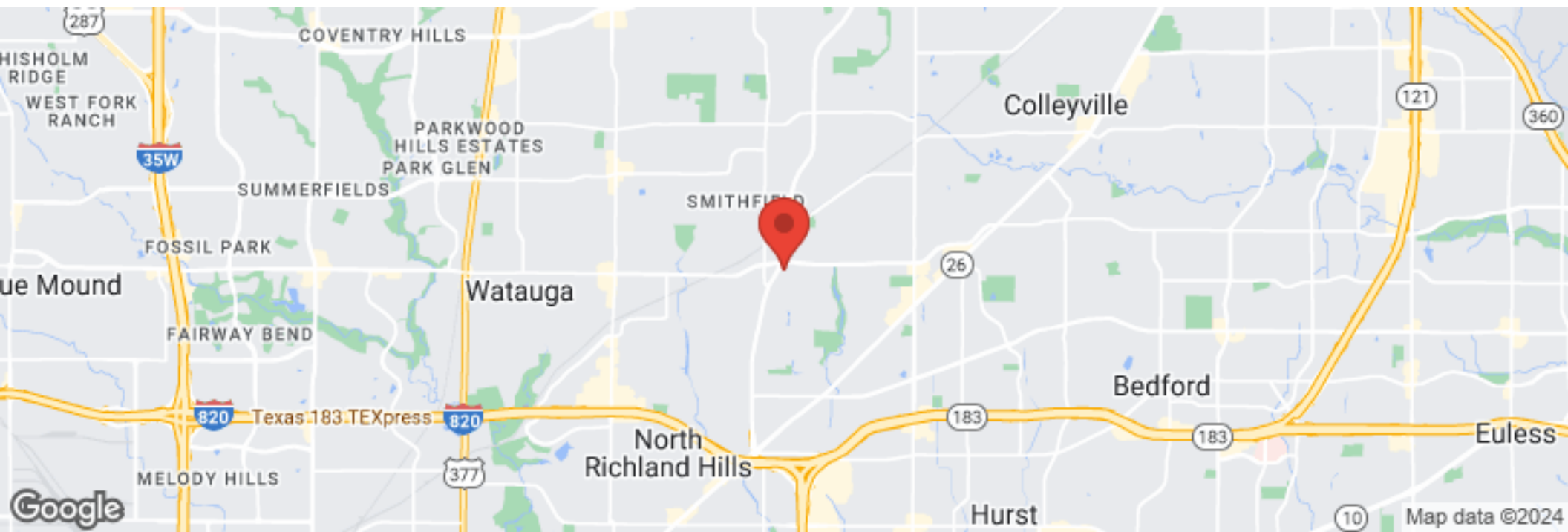
6344 DAVIS BOULEVARD





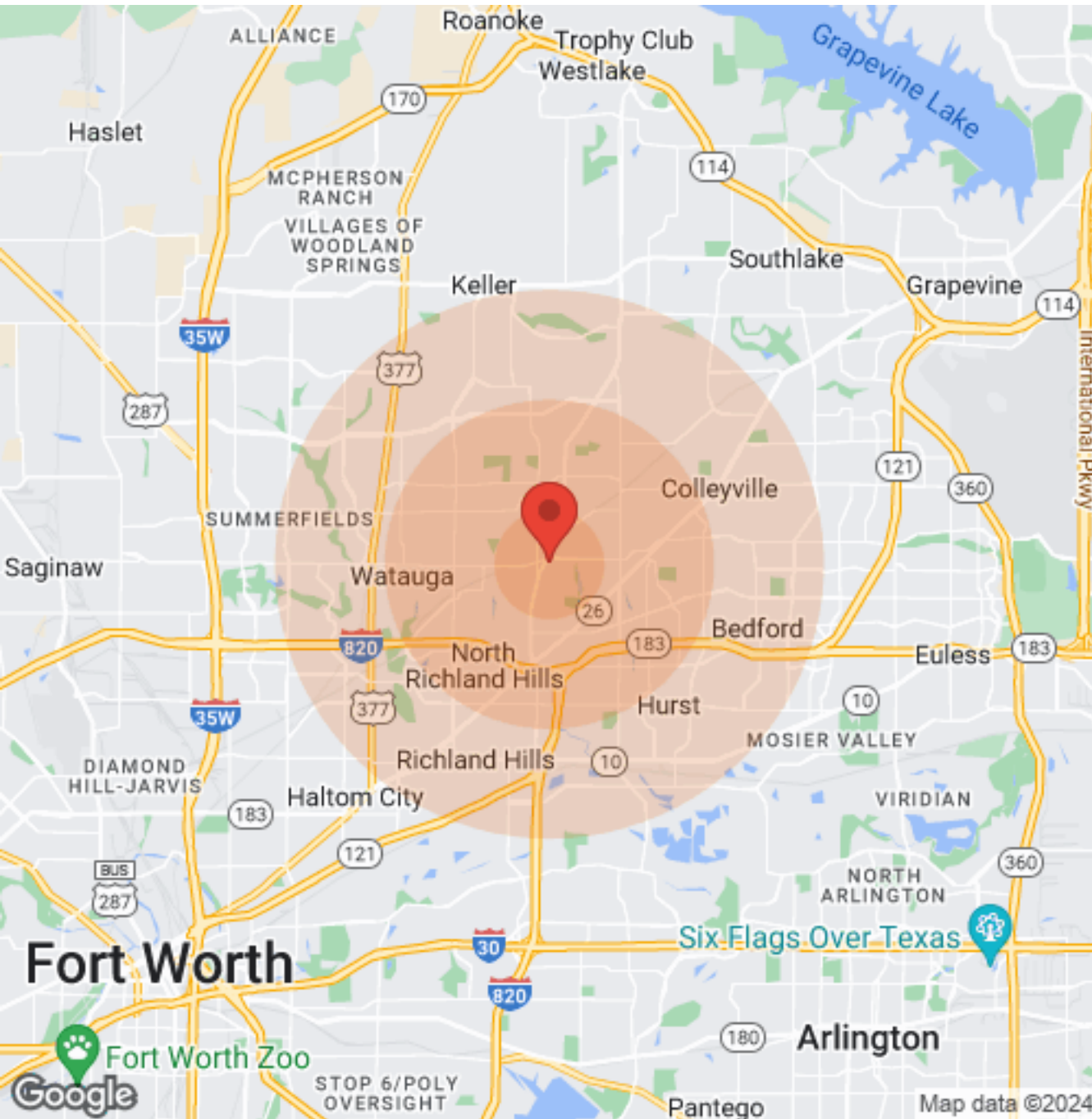
# LOCATION MAPS

6344 DAVIS BOULEVARD



# DETAILED DEMOGRAPHICS

6344 DAVIS BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	5,282	50,591	142,522
Female	5,441	52,397	146,318
Total Population	10,723	102,988	288,840

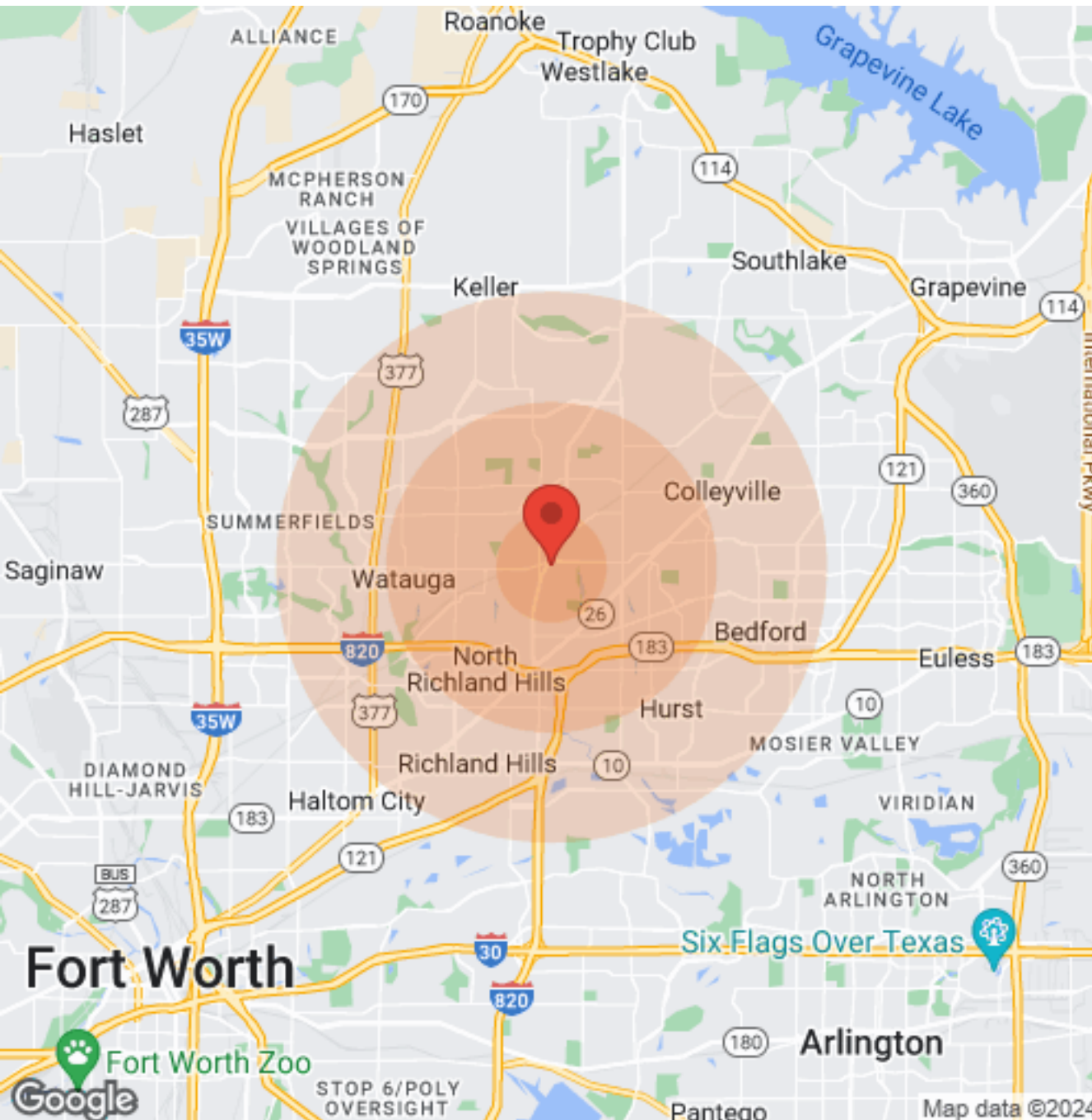
Race	1 Mile	3 Miles	5 Miles
White	9,389	91,643	241,381
Black	555	3,275	13,260
Am In/AK Nat	10	135	387
Hawaiian	N/A	12	205
Hispanic	1,390	15,001	49,628
Multi-Racial	1,232	11,962	46,272

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,929	43,552	119,741
Occupied	4,547	41,363	112,996
Owner Occupied	2,626	29,805	77,695
Renter Occupied	1,921	11,558	35,301
Vacant	382	2,189	6,745

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	660	6,151	18,010
Ages 5-9	807	7,525	22,461
Ages 10-14	757	7,128	21,459
Ages 15-19	741	7,091	21,025
Ages 20-24	735	6,998	20,058
Ages 25-29	692	6,661	18,405
Ages 30-34	680	6,181	17,128
Ages 35-39	667	5,961	17,090
Ages 40-44	705	6,456	18,513
Ages 45-49	763	7,237	20,271
Ages 50-54	764	7,401	20,382
Ages 55-59	724	7,101	19,089
Ages 60-64	612	6,262	16,389
Ages 65-69	491	5,021	13,021
Ages 70-74	353	3,763	9,616
Ages 74-79	264	2,622	6,643
Ages 80-84	146	1,523	4,084
Ages 85+	162	1,906	5,196

# DETAILED DEMOGRAPHICS

6344 DAVIS BOULEVARD



Income	1 Mile	3 Miles	5 Miles
Median	\$67,639	\$66,778	\$67,504
< \$10,000	165	1,280	3,395
\$10,000-\$14,999	150	974	3,273
\$15,000-\$19,999	203	1,620	4,200
\$20,000-\$24,999	117	1,911	5,214
\$25,000-\$29,999	157	1,375	4,070
\$30,000-\$34,999	171	1,787	5,142
\$35,000-\$39,999	143	1,542	4,996
\$40,000-\$44,999	300	2,150	5,399
\$45,000-\$49,999	92	1,590	4,353
\$50,000-\$60,000	503	3,298	9,137
\$60,000-\$74,000	478	4,340	10,766
\$75,000-\$99,999	557	6,207	15,167
\$100,000-\$124,999	661	4,693	11,827
\$125,000-\$149,999	241	2,667	7,363
\$150,000-\$199,999	203	2,368	7,897
> \$200,000	174	1,533	6,341