

OFFICE/RETAIL SPACE FOR LEASE
7510 Davis Boulevard

7510 DAVIS BLVD
North Richland Hills, TX 76182

PRESENTED BY:

COURTNEY STANFORD, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------------------|
| LEASE RATE: | \$17.00 SF/yr (+ ELEC) |
| AVAILABLE SF: | 1,006 - 2,248 SF |
| LOT SIZE: | 0.53 Acres |
| BUILDING SIZE: | 5,303 SF |
| ZONING | C2 |
| SUBMARKET | HEB/Mid-Cities Submarket |

PROPERTY DESCRIPTION

The office is ideally positioned on Davis Blvd frontage which provides this office with excellent visibility in the heart of the thriving Mid-Cities area. It is also within close proximity to major transportation routes and highways, making commuting to and from the office a breeze.

PROPERTY HIGHLIGHTS

- Great for General Office User
- Highly Visible on Main Frontage to Davis Blvd
- High Traffic Area
- Easy Access to Loop 820
- Great Amenities in Close Proximity

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AVAILABLE SPACES

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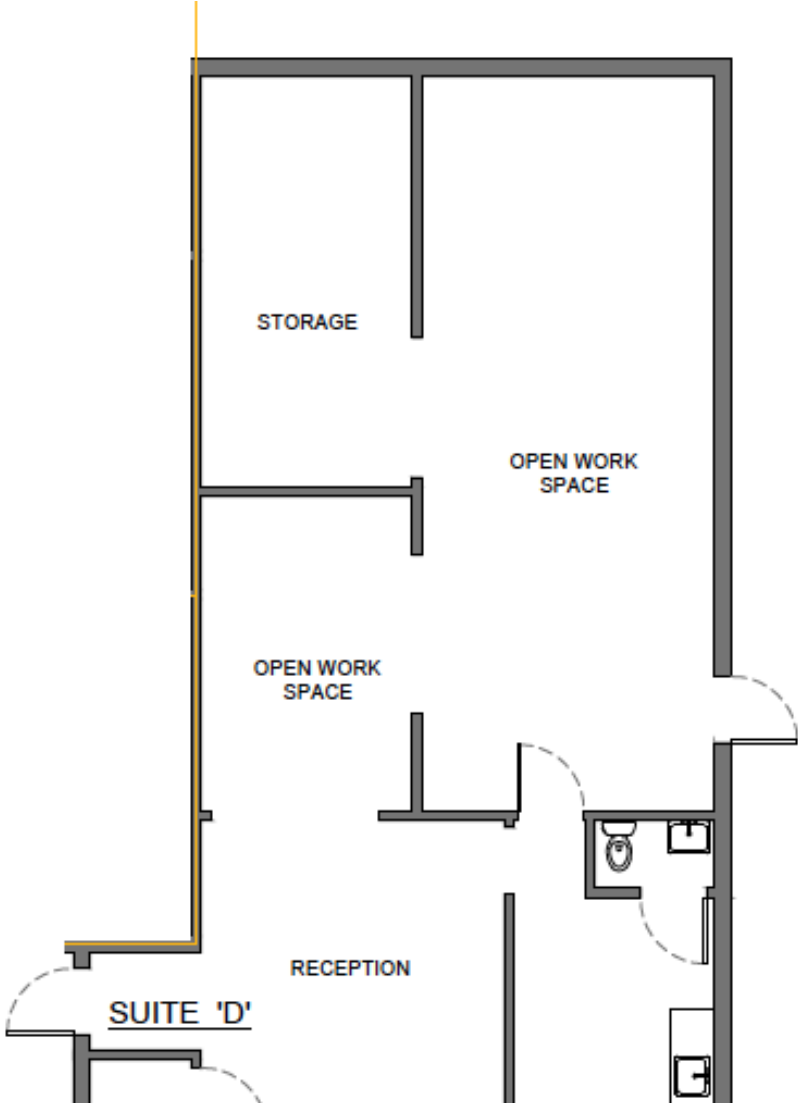
| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|------------|------------|-------------|
|-------|-----------|------------|------------|-------------|

| | | | | |
|-------------|------------------|--------|---------------|--|
| Suite D | 1,242 SF | + ELEC | \$17.00 SF/yr | Two large open workspaces, Reception, Storage, Private bathroom, and Breakroom. |
| Suite D & E | 1,106 - 2,248 SF | + ELEC | \$17.00 SF/yr | Three large open workspaces, Two Private Offices, Reception area, Three Storage Rooms, Two Private bathrooms, and a Breakroom. |

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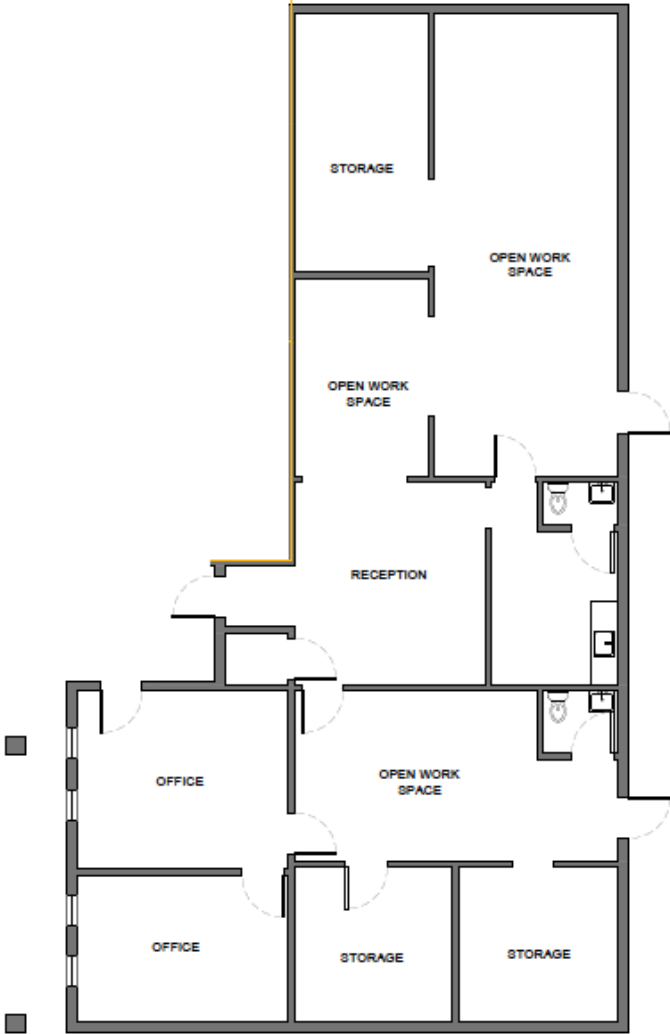
SUITE D FLOOR PLAN - 1,242 SF



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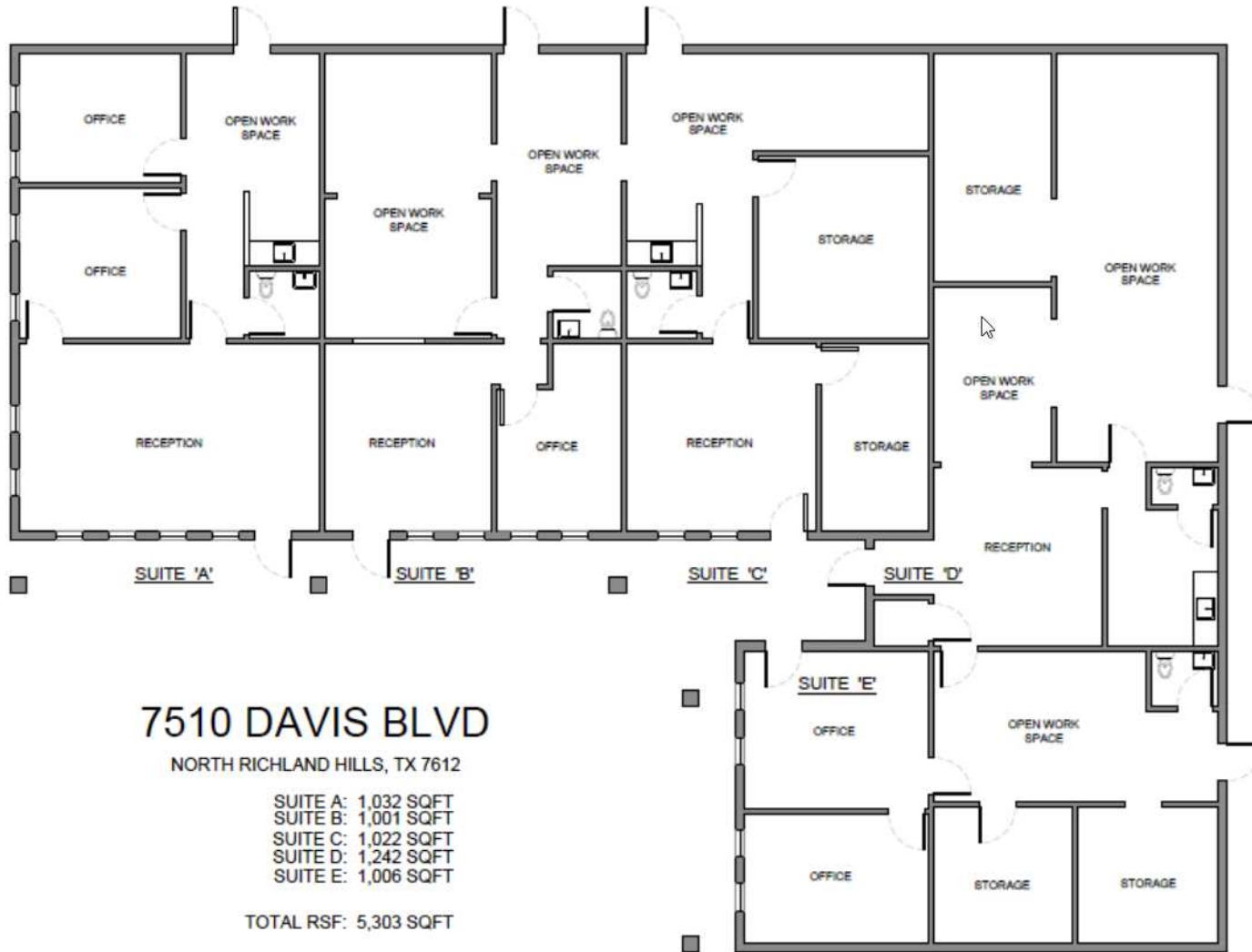
SUITE D & E COMBINED FLOOR PLAN - 2,248 SF



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FLOOR PLAN



7510 DAVIS BLVD

NORTH RICHLAND HILLS, TX 7612

SUITE A: 1,032 SQFT
SUITE B: 1,001 SQFT
SUITE C: 1,022 SQFT
SUITE D: 1,242 SQFT
SUITE E: 1,006 SQFT

TOTAL RSF: 5,303 SQFT

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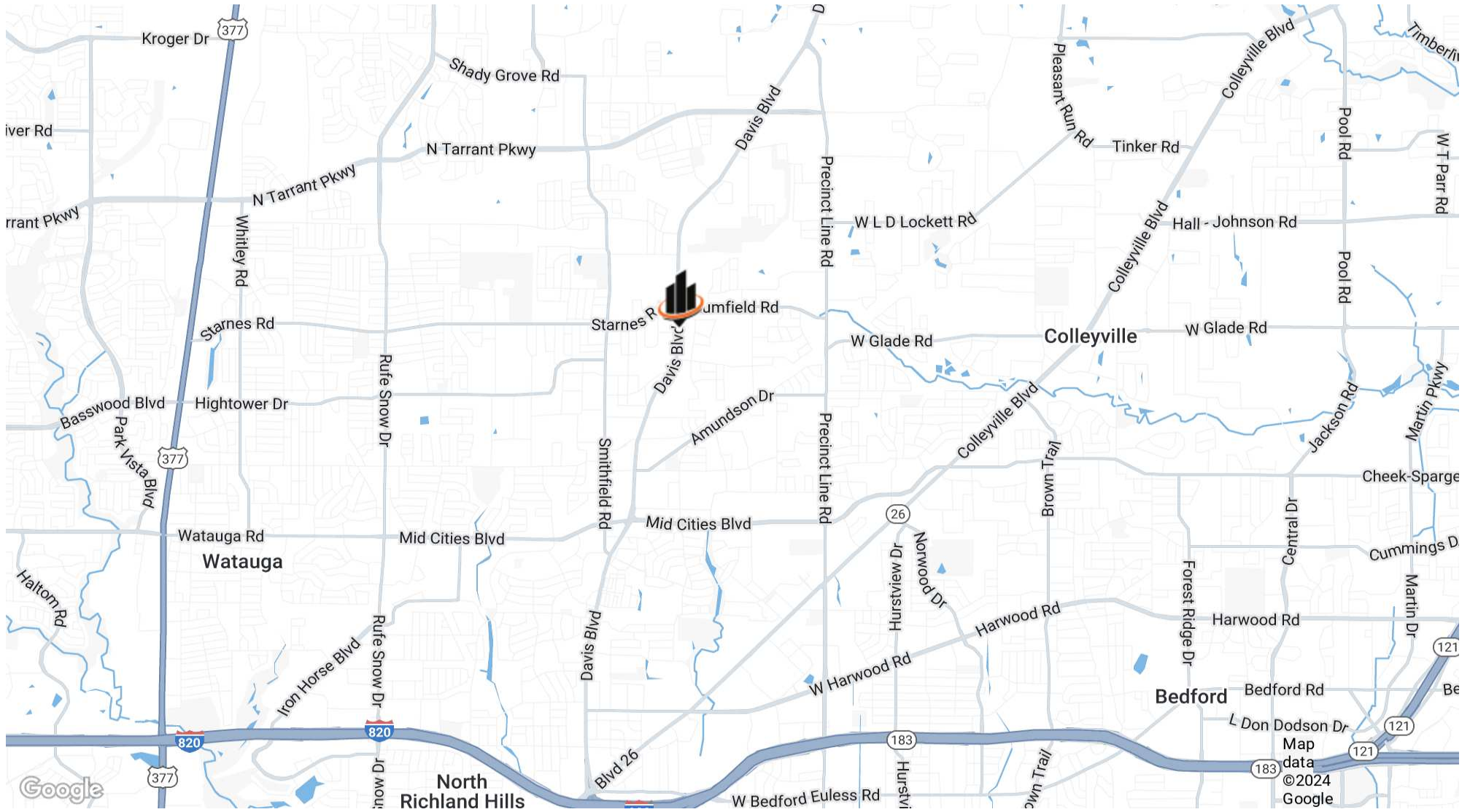
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 9,741 | 84,317 | 234,603 |
| AVERAGE AGE | 38.8 | 38.5 | 38.4 |
| AVERAGE AGE (MALE) | 38.1 | 38.3 | 37.5 |
| AVERAGE AGE (FEMALE) | 40.3 | 38.6 | 39.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,603 | 30,381 | 84,496 |
| # OF PERSONS PER HH | 2.7 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$93,427 | \$103,721 | \$99,527 |
| AVERAGE HOUSE VALUE | \$236,368 | \$276,854 | \$256,011 |

2020 American Community Survey (ACS)



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