

# MHW

FOR LEASE

## ROBINSON PLAZA

27605 ROBINSON ROAD  
OAK RIDGE NORTH, TEXAS 77385

Another Quality Development By MHW



*For More Information:*



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# Property Overview

Retail/Showroom space available for pre-leasing. New construction at Hanna Road and Robinson Road in Oak Ridge North Township. Modern store front facades with metal building prefabrication construction from 2,406 to 9,625 sq. ft. Tenant improvement allowance available.



# Property Highlights

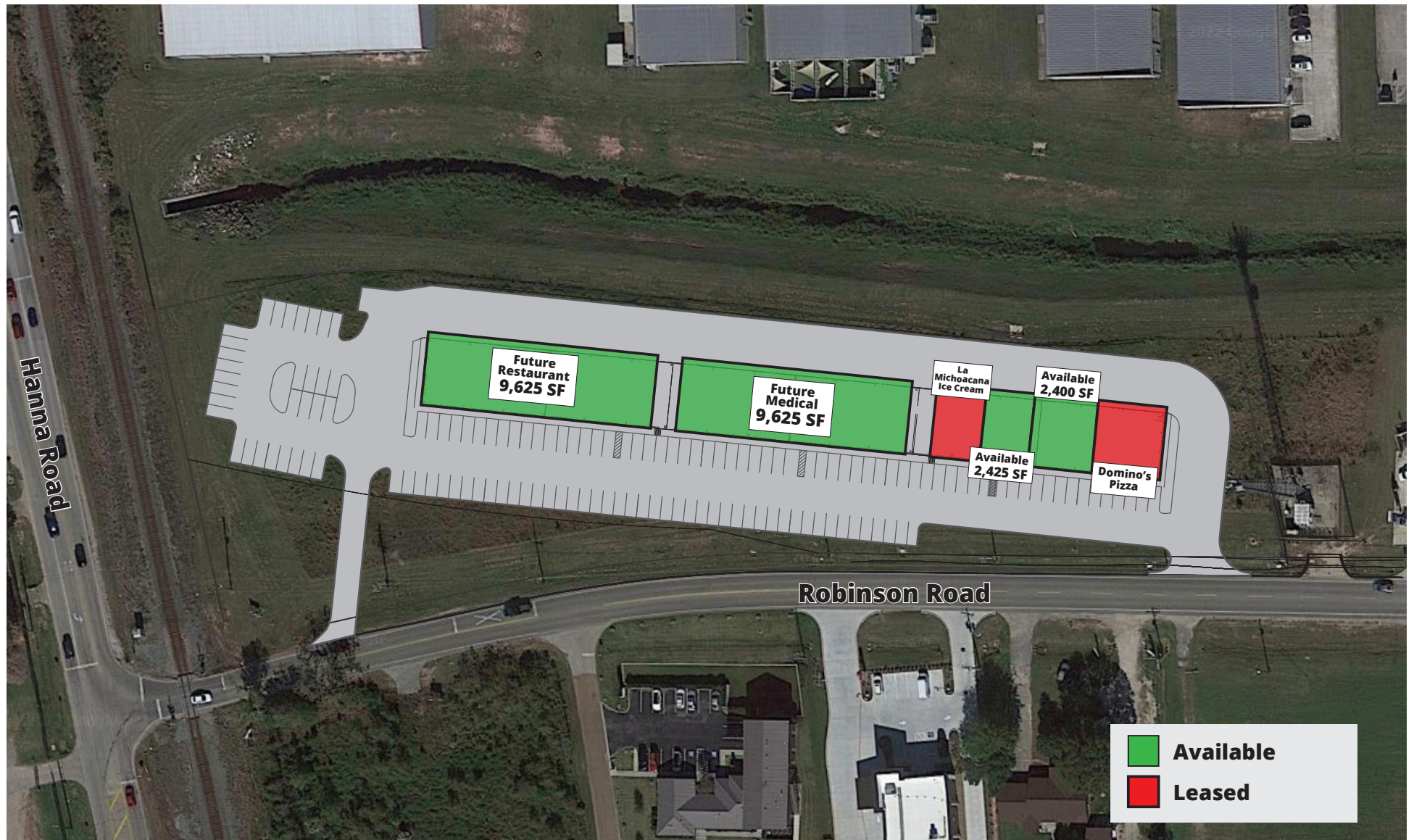
- Immediate space available; Now Pre-Leasing, 2 Buildings 9,625 sf each
- Brick/Stone Facade
- Ideal location for retail or showroom
- 15' Roll-Up Doors in Rear
- 3 Phase Electric / 200 AMP
- 4:1000 Parking Ratio
- Upscale Landscaping

# Offering Summary

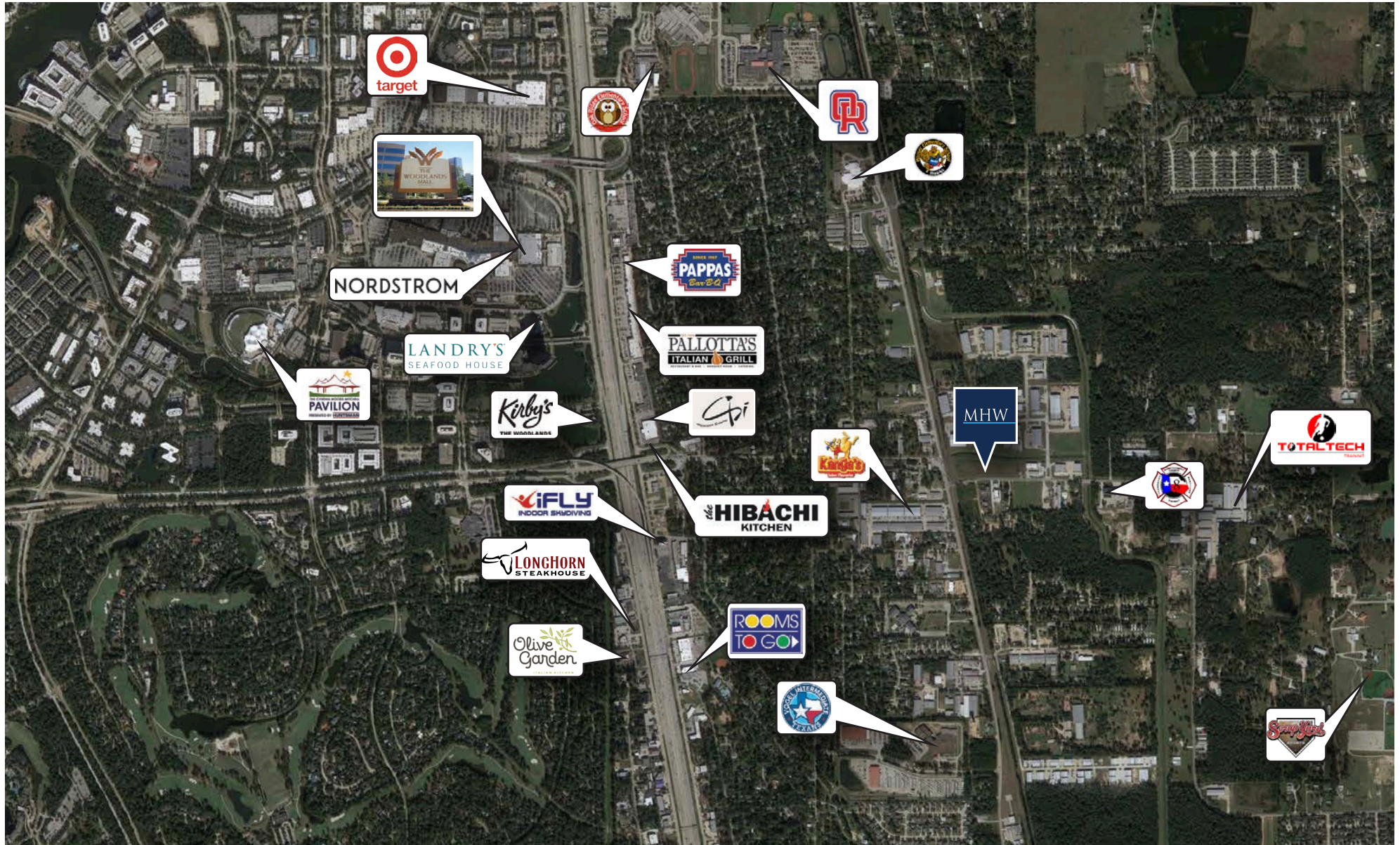
LEASE RATE:	\$18.00 SF/YR (NNN)
TOTAL PLAZA SIZE:	3 BUILDINGS TOTALING 28,875 SF
AVAILABLE SF:	2,406 - 9,625 SF
LOT SIZE:	3.83 ACRES
YEAR BUILT:	2022
ZONING:	COMMERCIAL
TRAFFIC COUNT:	18,000 PER DAY



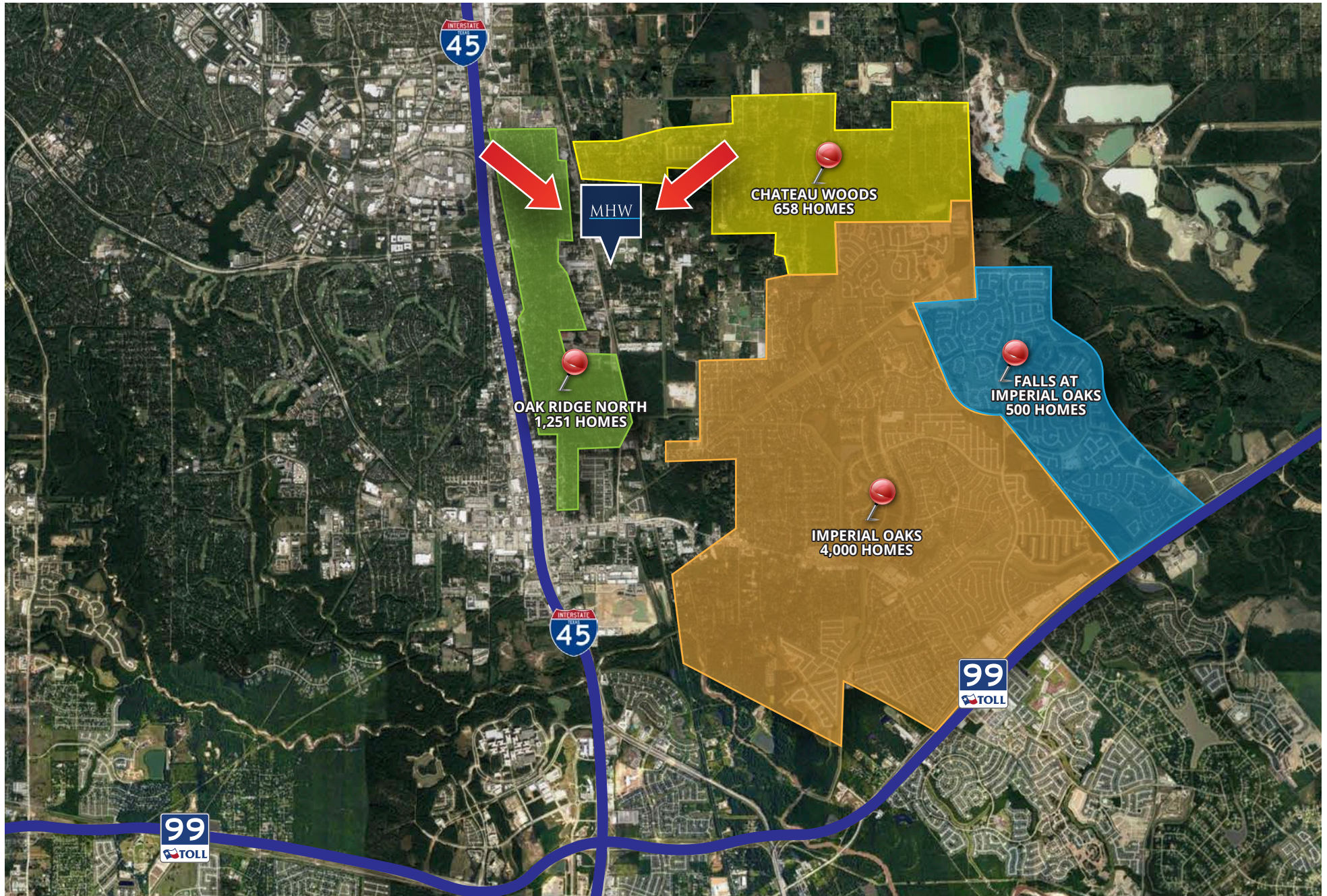
# TENANT SITE PLAN



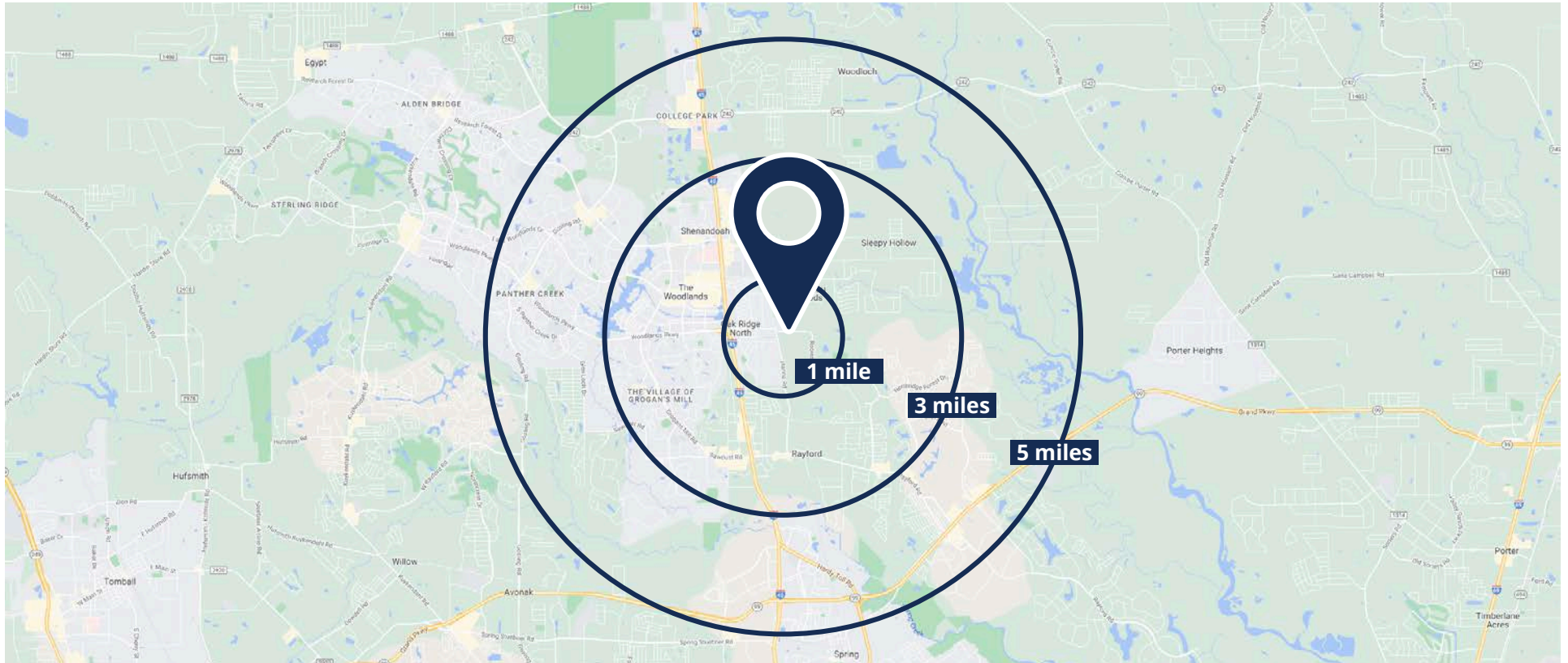
# AERIAL



# ADJACENT DEVELOPMENTS



# DEMOGRAPHICS



2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,361	61,863	153,690
Households	1,966	24,694	58,046
Owner Occupied Housing Units	1,675	14,837	40,325
Renter Occupied Housing Units	291	9,857	17,721
Median Age	42.10	38.90	37.90
Average Household Income	\$125,721	\$130,336	\$129,921



**153,690**  
POPULATION



**39.6** MEDIAN AGE



**256,865**  
AVERAGE HH VALUE

**\$128,659**  
AVG HH INCOME



