

RETAIL / OFFICE FOR LEASE



109 N Ballard Ave, Wylie, TX 75098



OFFERING SUMMARY

| | |
|-----------------------|-----------------------------|
| AVAILABLE SF: | 2,800 SF |
| LEASE RATE: | \$19.00 - 24.00 SF/yr (NNN) |
| LOT SIZE: | .07 Acres |
| YEAR BUILT: | 1930 |
| BUILDING SIZE: | 2,800 |
| RENOVATED: | 2016 |
| MARKET: | Dallas/Ft Worth |
| SUBMARKET: | Murphy/Wylie Ret |

PROPERTY OVERVIEW

A completely renovated space perfectly suited for a farm to table restaurant, cafe, gastropub, or other creative retail or office use. Formerly the home of a design and motion graphics studio, the interior has been carefully rehabbed leaving its history intact.

Ballard Avenue, Wylie's "Main Street," is home to vibrant shops, hometown businesses, community events and restaurants such as Ballard Street Café and Grill, Bold BBQ Pit, and Villa Vinci. Now experiencing a redevelopment, with the addition of Landon Winery, this historic center is primed for upscale retail.

Named the #20 Best Place to Live in the U.S., by Money Magazine, Wylie is home to many events in its downtown district including, Pedal Car Races, Bluegrass on Ballard, the July music festival; Boo on Ballard, the Halloween trick-or-treat event, the Night of Wonder magic show and the Wylie Arts Festival.

PROPERTY HIGHLIGHTS

- Rare availability in downtown Historic Wylie - perfect opportunity for restaurant concept
- Active community center with city planned events and great exposure
- Growing population with Collin College's nearby development and new apartment buildings

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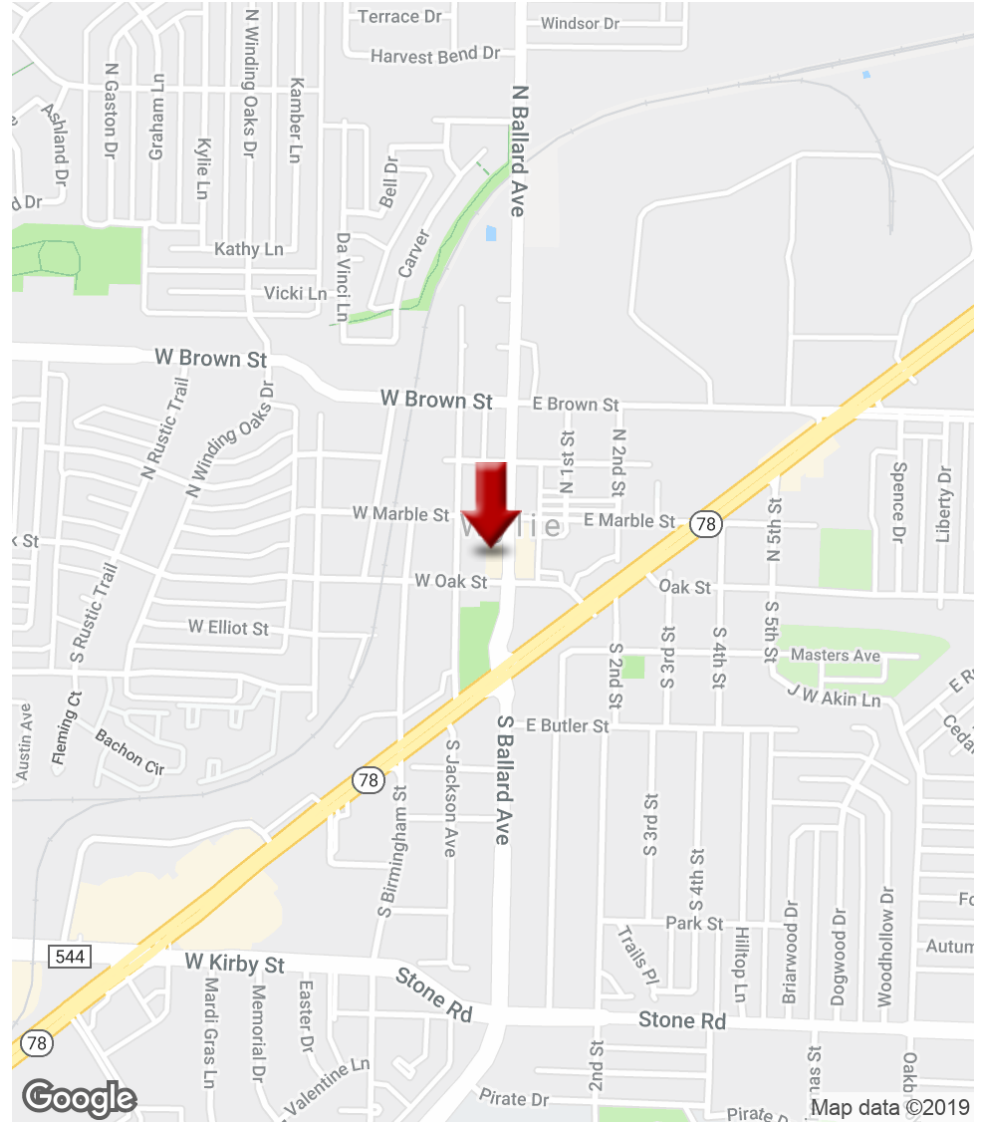
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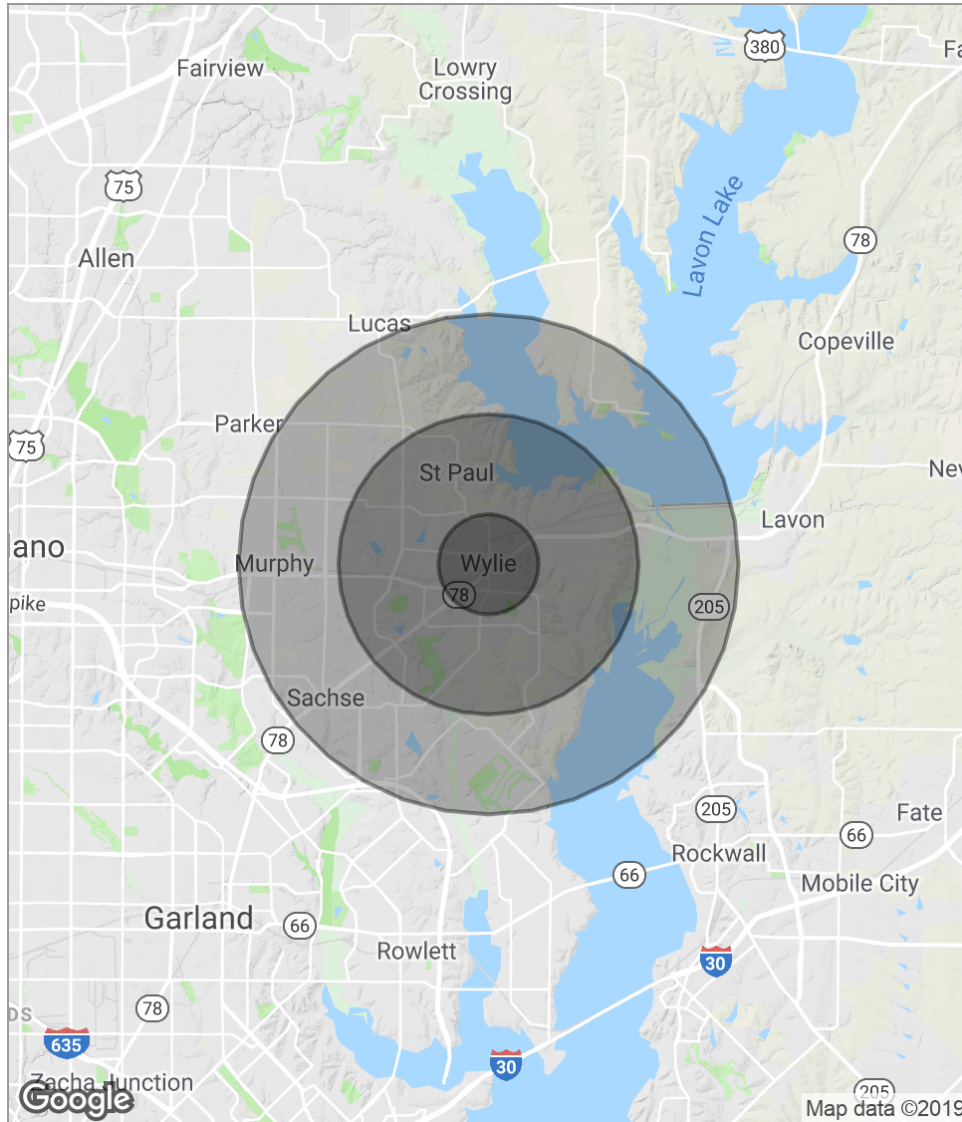
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 5,452 | 40,531 | 92,941 |
| Median Age | 31.5 | 32.6 | 33.5 |
| Median Age (Male) | 31.1 | 32.7 | 33.2 |
| Median Age (Female) | 32.3 | 32.8 | 33.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,882 | 13,810 | 30,532 |
| # Of Persons Per HH | 2.9 | 2.9 | 3.0 |
| Average HH Income | \$77,269 | \$83,284 | \$91,000 |
| Average House Value | \$169,247 | \$177,691 | \$209,556 |

** Demographic data derived from 2010 US Census*

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