

CARROLLTON HEALTHCARE FACILITY

Medical Office For Lease
2,000 - 10,995 SF



Leasing Information:
214.461.2300

Douglas Maclay **Elizabeth Madden**
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Lincoln

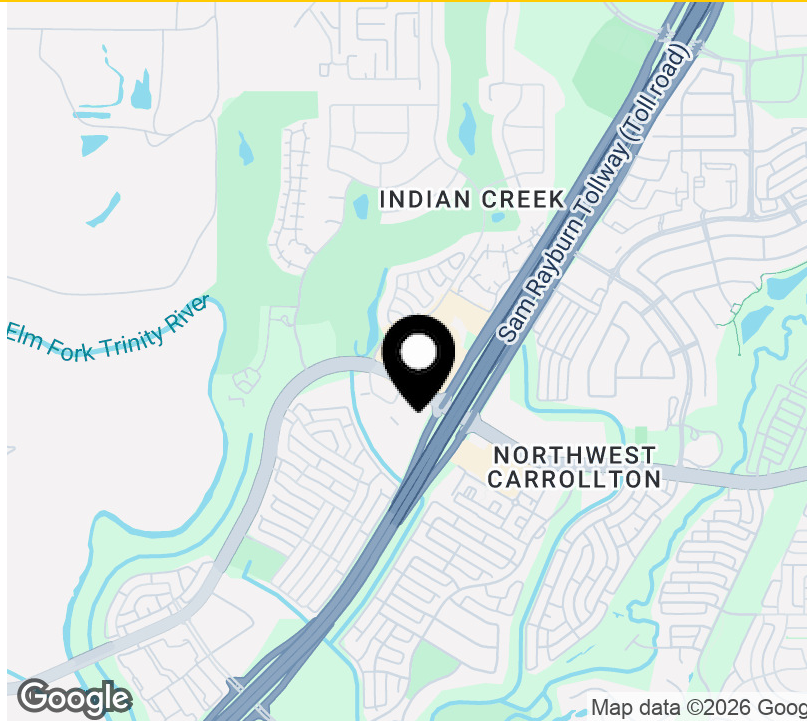
8140 Walnut Hill Lane
Suite 700
Dallas, TX 75231

www.lpc.com

CARROLLTON HEALTHCARE FACILITY

1601 W Hebron Pkwy | Carrollton, TX 75010

Medical Office For Lease



Property Highlights

- Class A Medical Office Space
- Anchored by WellMed
- 2nd Generation Medical Space Available
- Monument & Building Signage Available

Location Overview

The Carrollton Healthcare Facility is a two-story, Class A Medical Office Building with institutional ownership located on the NWC of State Hwy 121 and W. Hebron Parkway in Carrollton, Texas. Anchored by WellMed, the building offers a great referral network for incoming physician groups. The building has multiple space options where ownership can offer generous tenant improvement packages.

Availabilities	SF
Suite 200	7,197 SF
Suite 210	3,798 SF

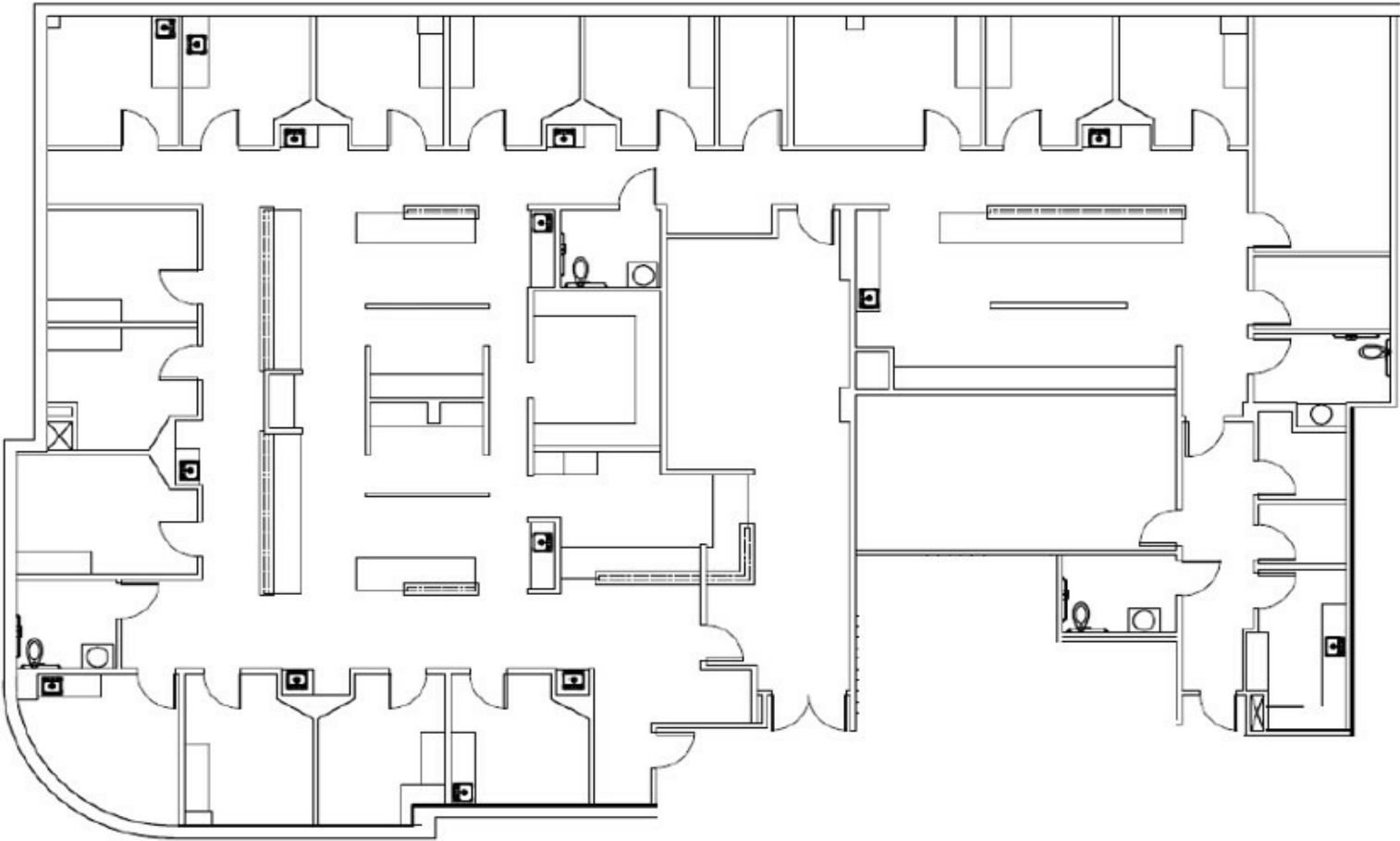
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Suite 200
7,197 SF



Suite	Size
Suite 200	7,197 SF

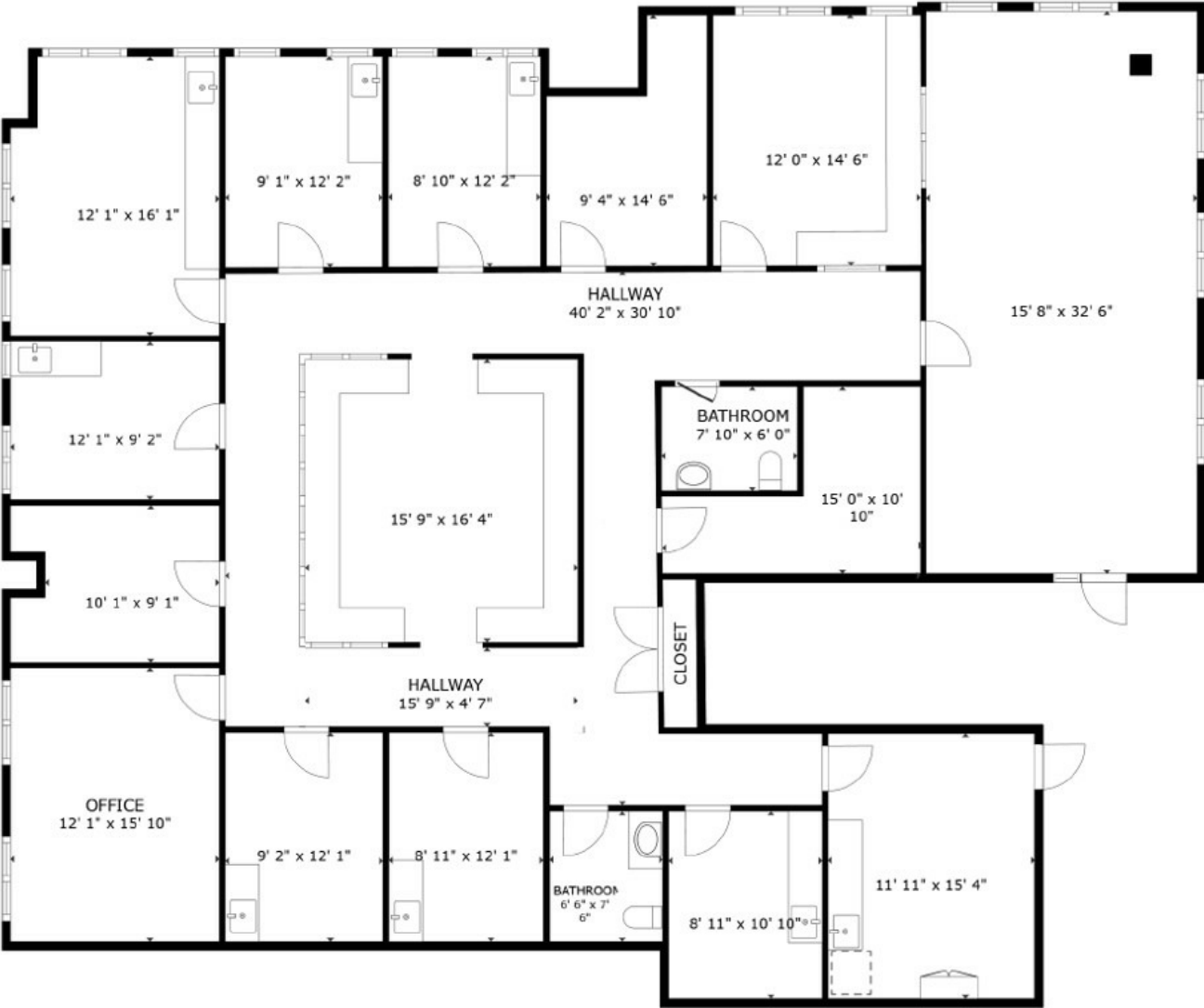
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Suite 210
3,798 SF



Suite	Size	Lease Rate	Video URL
Suite 210	3,798 SF	Negotiable	View Here

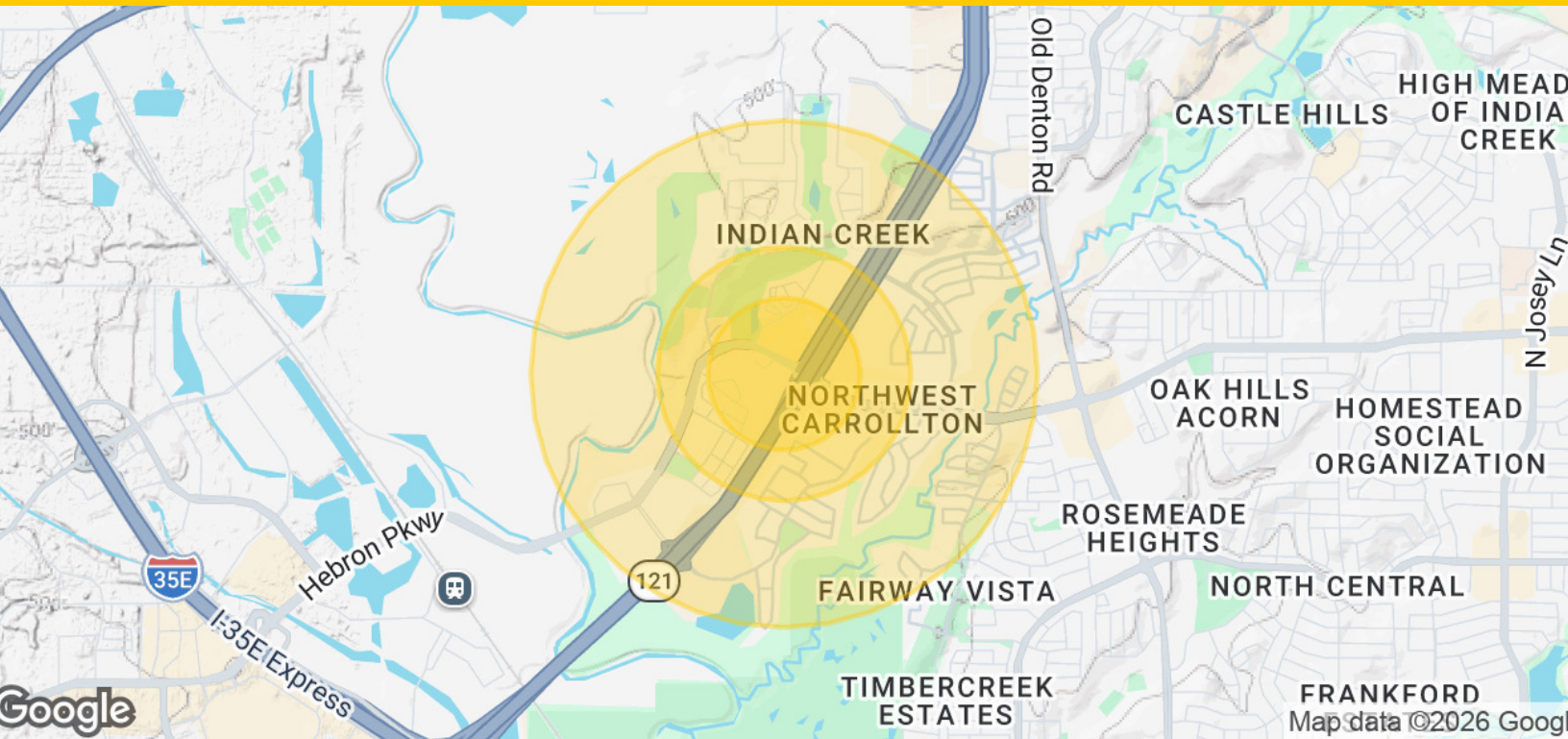
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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	488	3,294	14,388
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	206	1,289	5,409
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$109,087	\$115,947	\$124,336
Average House Value	\$517,471	\$488,909	\$487,043

Demographics data derived from AlphaMap

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