

FOR LEASE OFFICE BUILDING



560 NORTH KIMBALL AVENUE, SOUTHLAKE, TX 76092



PROPERTY HIGHLIGHTS

- ± 1,244 SF
- Professional Office Space
- 2nd Generations Space
- Move-In Ready Suite
- Monument Signage
- 4/1000 Parking Ratio
- Minutes to Southlake Town Square a popular shopping destination
- Located on N Kimball Ave, near SH 114

LEASE RATE \$20.00 - 22.00 SF/YR | NNN

CONTACT INFORMATION

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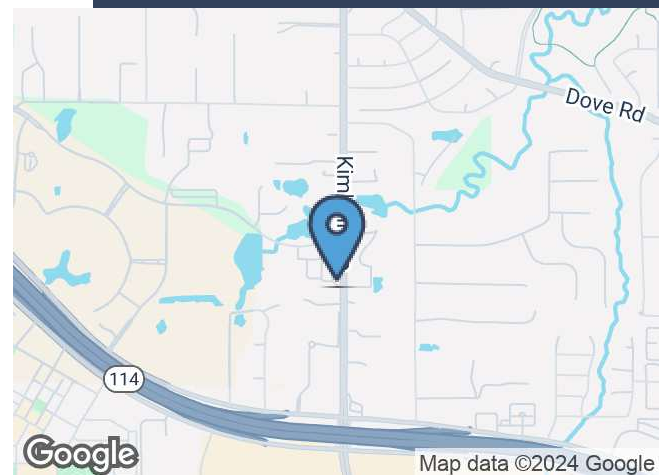
amy@championsdfw.com

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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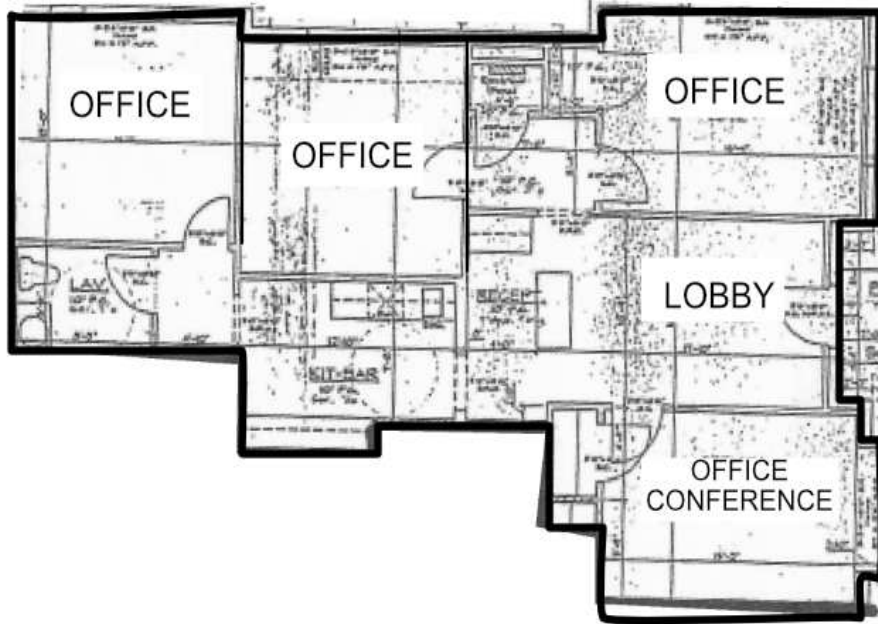


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LEASE SPACE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,244 SF	Lease Rate:	\$20.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 140	Available	1,244 SF	NNN	\$20.00 - 22.00 SF/yr	-

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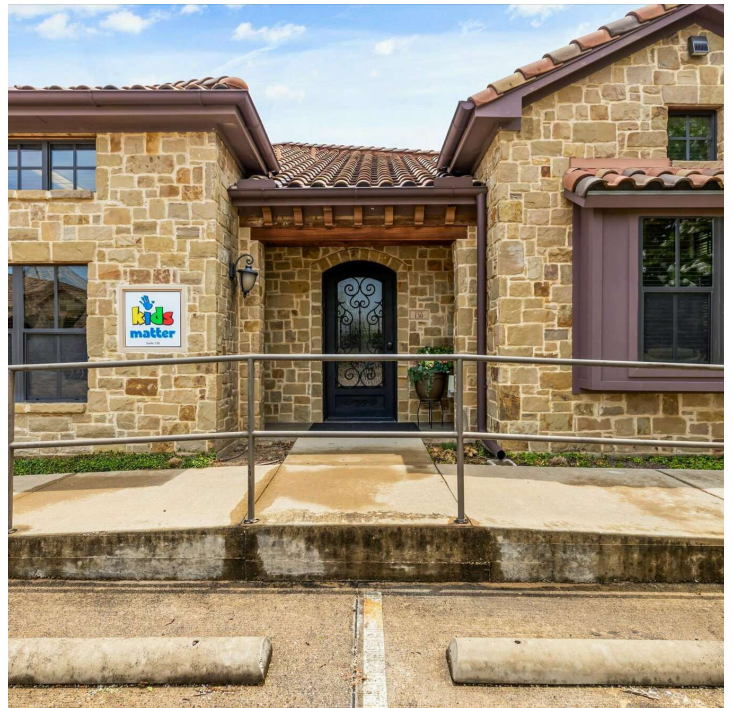
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EXTERIOR PHOTOS



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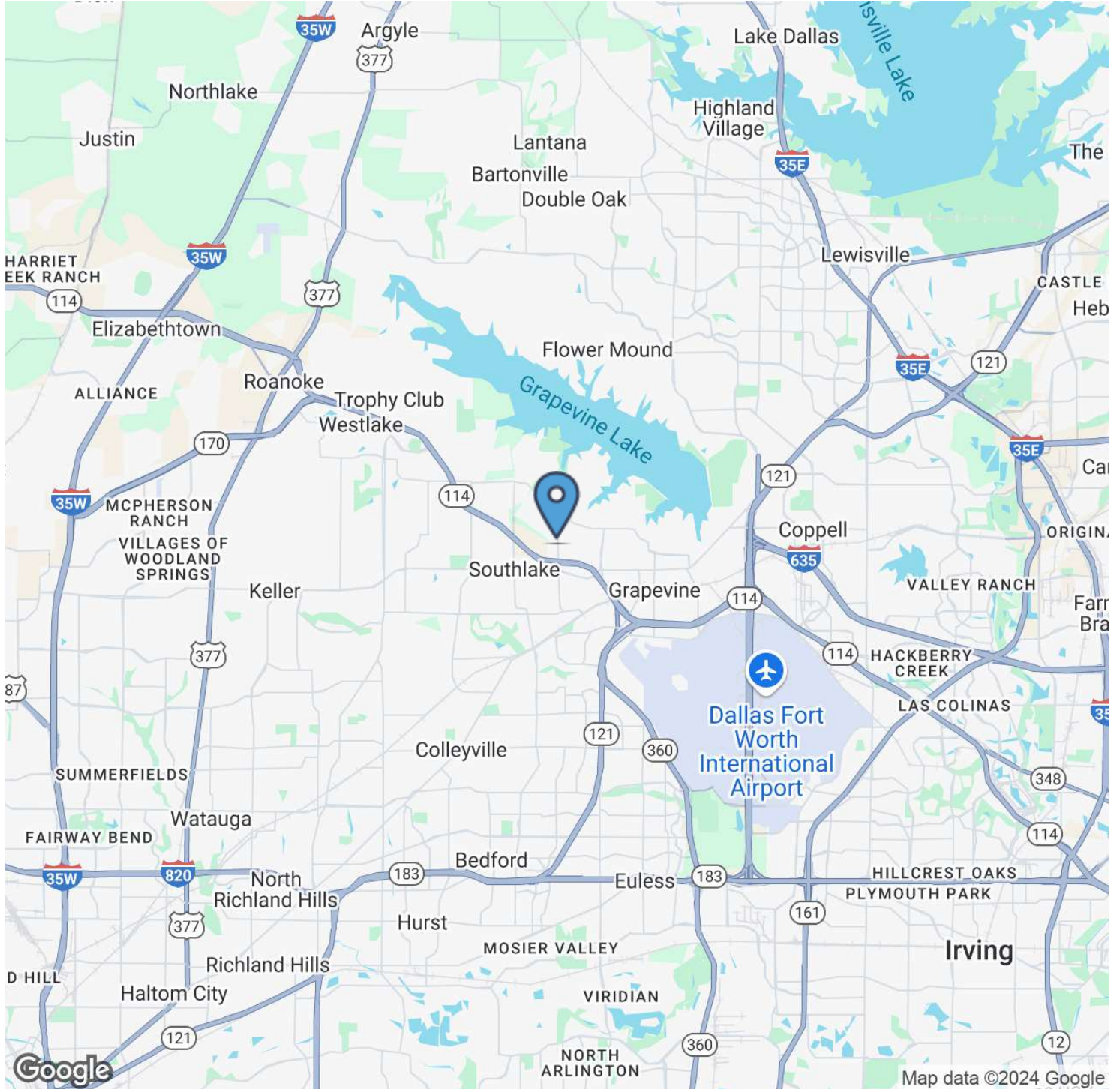
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LOCATION MAP



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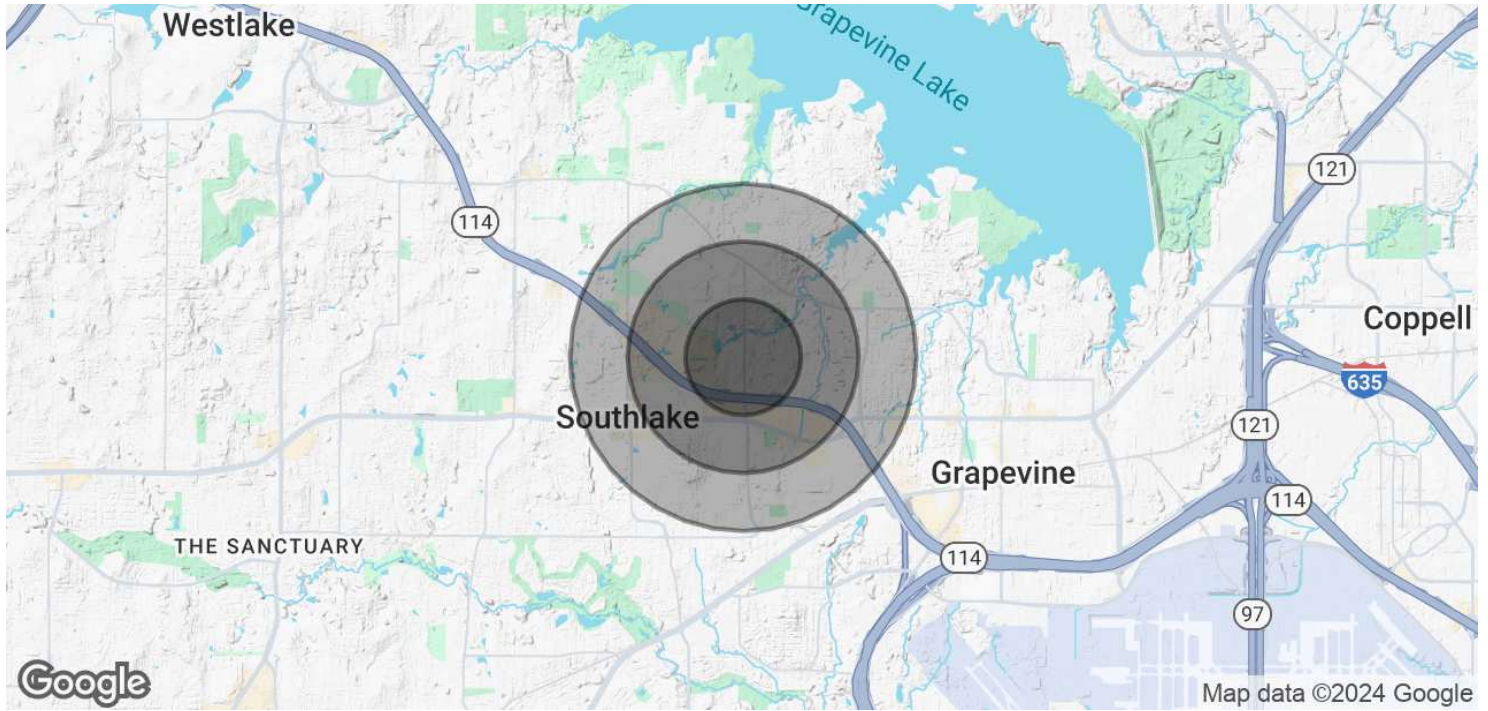
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	897	6,453	16,748
Average Age	43.2	38.9	39.7
Average Age (Male)	41.6	37.0	38.3
Average Age (Female)	44.6	41.0	41.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	293	2,223	5,882
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$246,489	\$183,411	\$170,515
Average House Value	\$669,395	\$504,620	\$446,732

2020 American Community Survey (ACS)

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BROKER CONTACTS



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