



COUNTRY CROSSROADS TRADE CENTER – FOR LEASE

4400 Colleyville Blvd, Colleyville, TX 76034

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9330 Lyndon B Johnson Fwy #1080, Dallas, TX 75243 | 214.696.6677 | crestcommercial.com

Country Crossroads Trade Center

For Lease

4400 Colleyville Blvd, Colleyville, TX 76034



PROPERTY HIGHLIGHTS

- Located on a major Colleyville thoroughfare, Colleyville Blvd.
- Consumer spending in a 5-mile radius exceeds \$3 billion annually
- Surrounded by several national credit tenants

OFFERING SUMMARY

| | |
|----------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 1,100 SF |
| Building Size: | 5,280 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,179 | 34,895 | 104,041 |
| Total Population | 8,330 | 88,546 | 271,406 |
| Average HH Income | \$139,531 | \$128,756 | \$114,905 |

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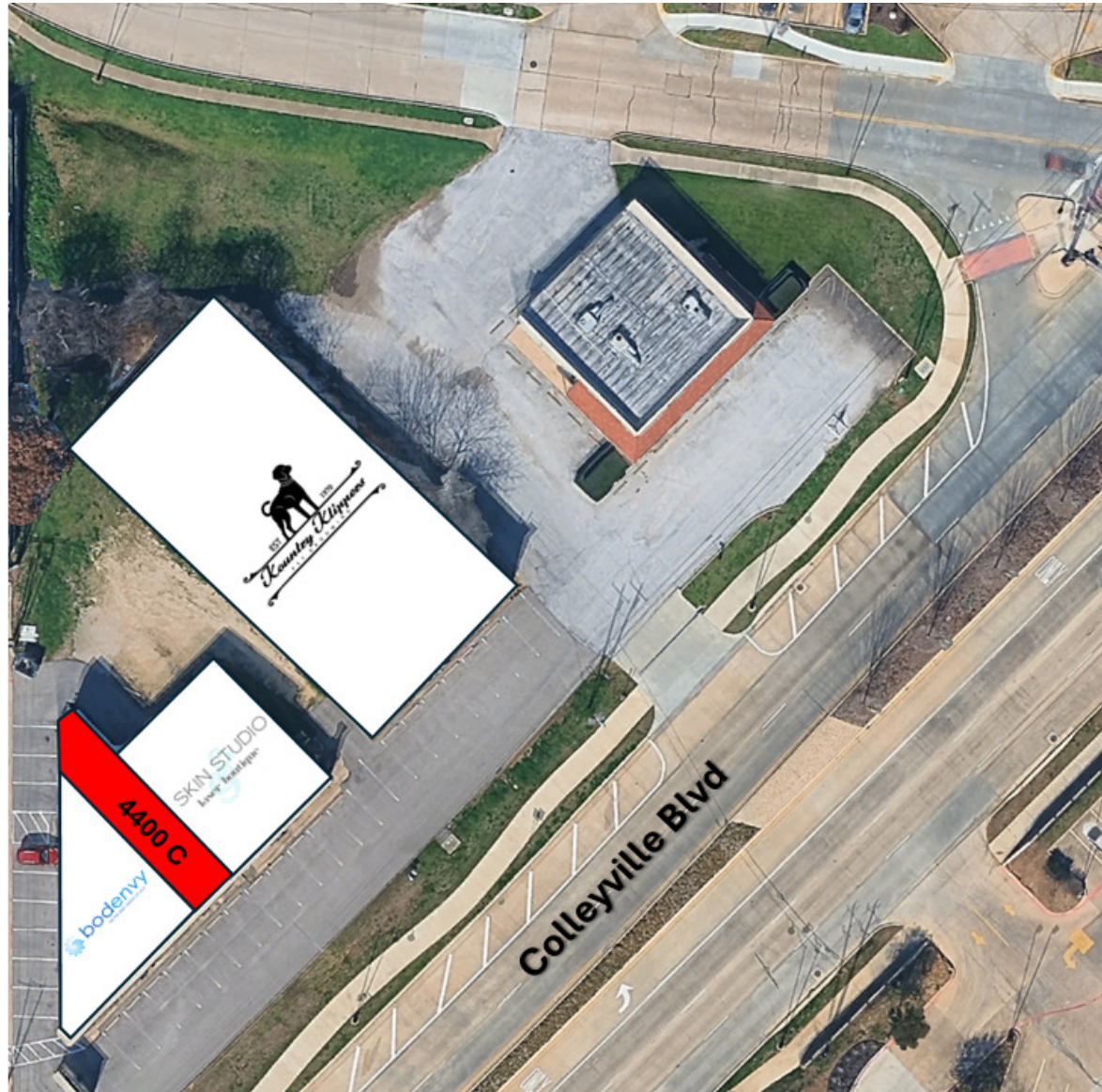
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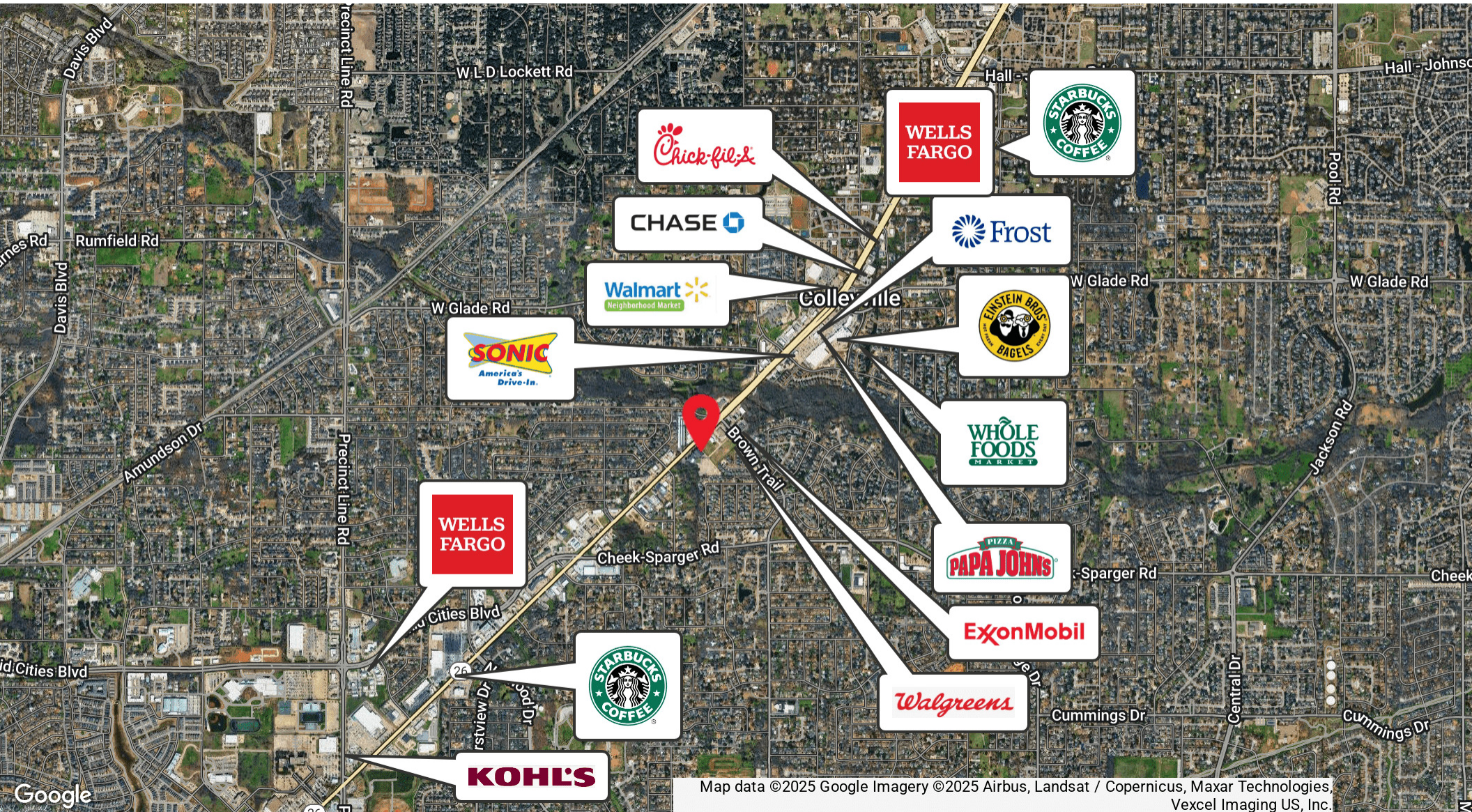
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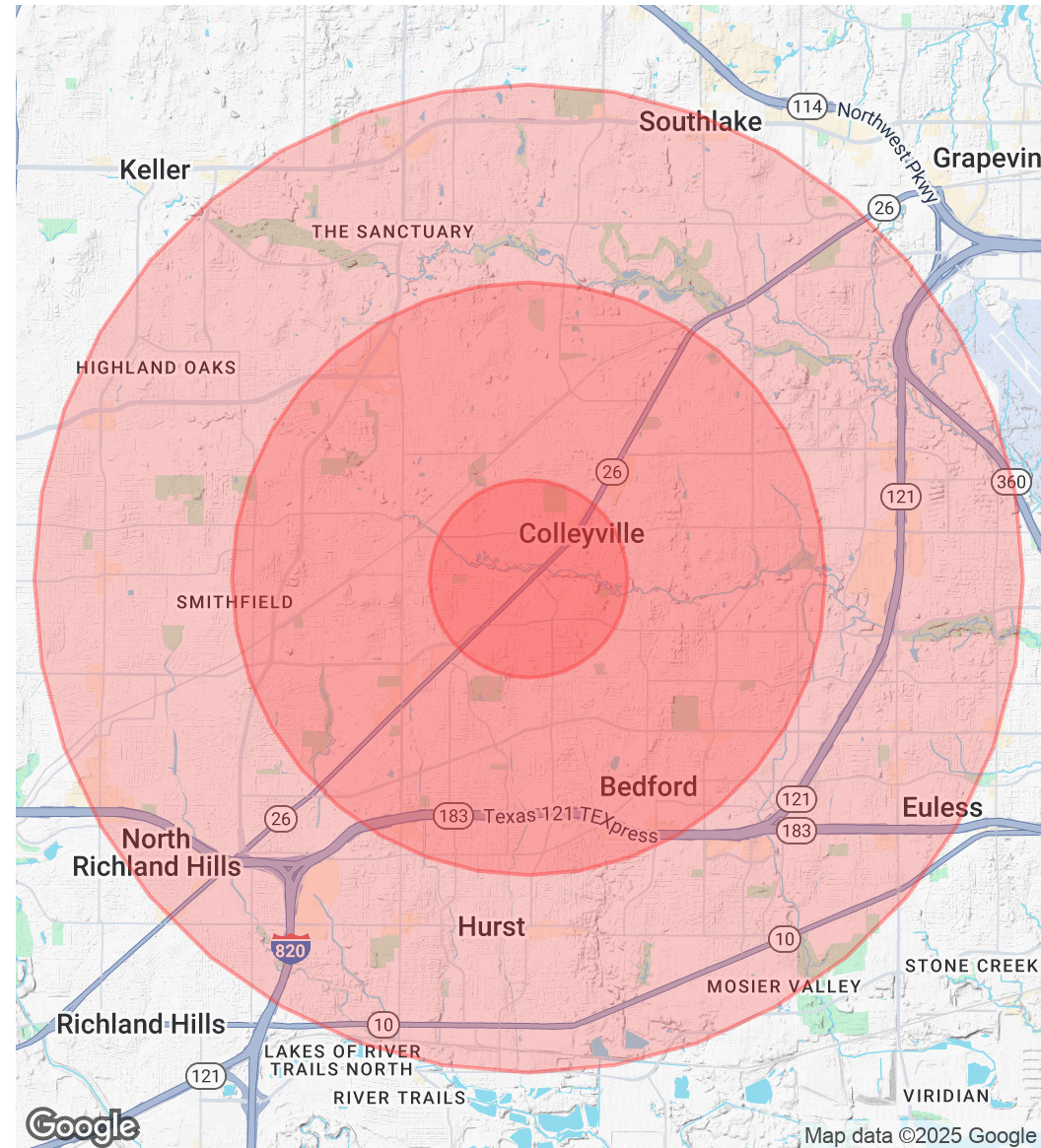
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,330 | 88,546 | 271,406 |
| Average Age | 49.5 | 43.4 | 40.3 |
| Average Age (Male) | 46.7 | 41.5 | 38.3 |
| Average Age (Female) | 50.3 | 44.2 | 41.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,179 | 34,895 | 104,041 |
| # of Persons per HH | 2.6 | 2.5 | 2.6 |
| Average HH Income | \$139,531 | \$128,756 | \$114,905 |
| Average House Value | \$379,699 | \$389,102 | \$318,179 |

2020 American Community Survey (ACS)



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