

# FOR LEASE

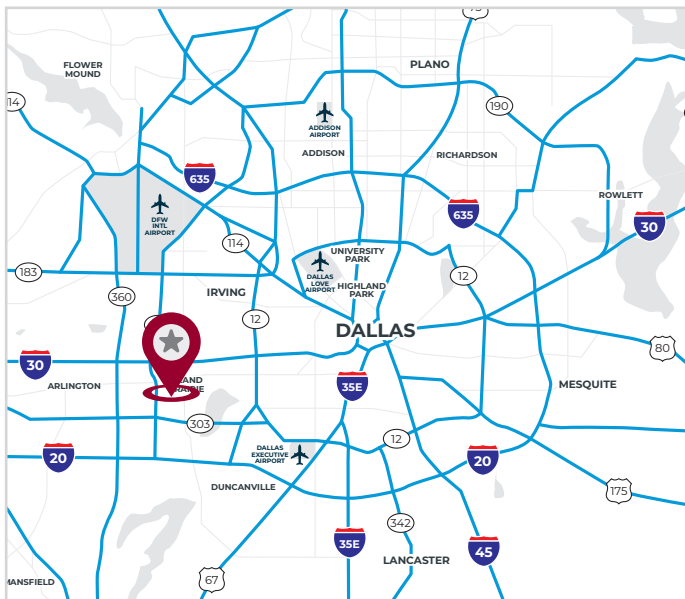
## 3,240 SF | MEDICAL OFFICE



### 845 DESCO LANE | GRAND PRAIRIE, TX

## LISTING HIGHLIGHTS

AVAILABLE	3,240 SF
YEAR BUILT	2019
COMMENTS	<ul style="list-style-type: none"><li>• Stand-alone medical building perfectly suited for healthcare use</li><li>• Single-Story Layout for Easy accessibility</li><li>• Layout includes waiting room, 9 exam rooms with sinks, 6 nursing stations, lab area, private office, break room and generous amounts of storage space</li><li>• Ample Parking for patients and staff</li><li>• Move-in ready with minimal customization needed, allowing you to open your practice quickly</li><li>• Centrally located in Grand Prairie, TX, with easy access to major highways like I-20, I-30, and PGBT</li><li>• Situated in a rapidly growing area with a strong demand for healthcare services, providing an excellent opportunity to expand your practice</li></ul>



**Jessica Reinhardt**  
jreinhardt@lee-associates.com  
972.934.4005

**Susan Cancemi**  
scancemi@lee-associates.com  
972.934.4005

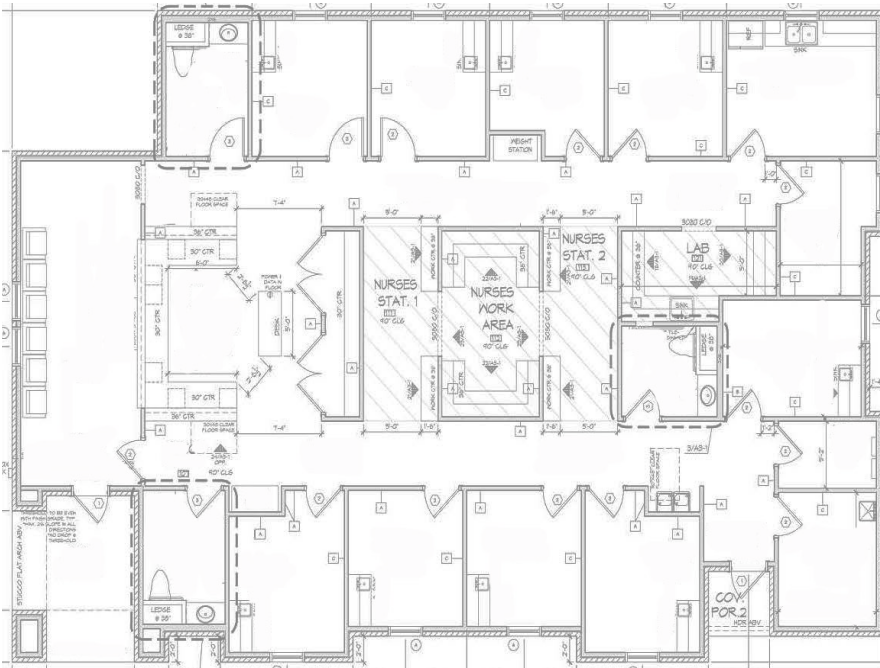
LISTED BY:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



3,240 SF

FOR LEASE



**Jessica Reinhardt**  
jreinhardt@lee-associates.com  
972.934.4005

**Susan Cancemi**  
scancemi@lee-associates.com  
972.934.4005

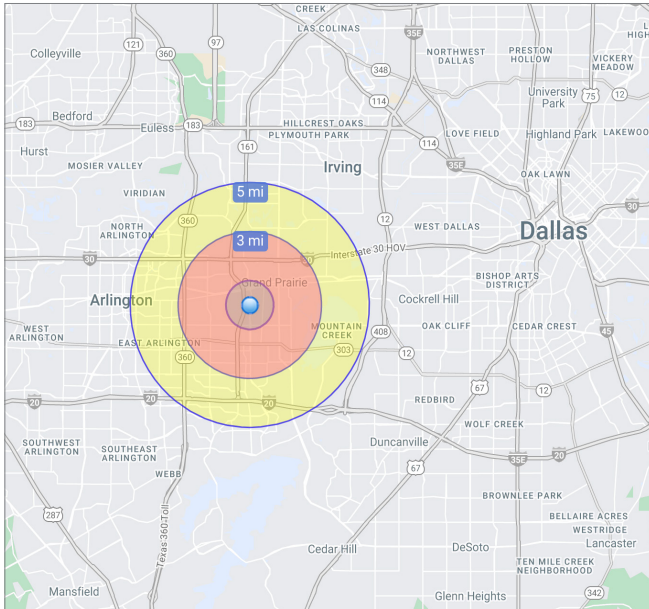
LISTED BY:



# 3,240 SF

# FOR LEASE

## DEMOGRAPHICS & TRAFFIC COUNTS



LOCATION	TRAFFIC VOLUME	YEAR	DISTANCE FROM PROPERTY
S Carrier Pkwy & Desco Dr	21,007	2022	0.06 Miles
West Fwy & Desco Ln E	6,220	2022	0.23 Miles
W Freeway St & Conover Dr N	5,356	2022	0.29 Miles
Dickey Rd & Shawnee Trl E	4,463	2022	0.30 Miles

POPULATION	1 MILE	3 MILES	5 MILES
2024 Total Population	11,776	97,619	232,931
Average Age	34.3	34.3	34.7
Average Age (Male)	33.4	33.5	34.1
Average Age (Female)	35.3	35.1	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2024 Total Households	3,703	31,432	80,208
# of Persons per Household	3.1	3	2.8
Average Household Income	\$55,629	\$64,817	\$71,080
Median Home Value	\$135,326	\$176,780	\$202,954

\*Demographic data derived from Costar

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**Jessica Reinhardt**  
 jreinhardt@lee-associates.com  
 972.934.4005

**Susan Cancemi**  
 scancemi@lee-associates.com  
 972.934.4005

LISTED BY:

