



KELLER CENTRAL – FOR LEASE

801 S Main St., Keller, TX 76248

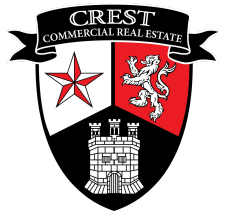
Cody Johnson 214.295.8583 cjohnson@crestcommercial.com

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

Keller Central

For Lease

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PROPERTY DESCRIPTION

Located on a major Ft. Worth thoroughfare, Denton Hwy.
Consumer spending in a 5-mile radius exceeds \$2 billion annually
Surrounded by several national credit tenants

PROPERTY HIGHLIGHTS

- Located on a major Ft. Worth thoroughfare, Denton Hwy.
- Consumer spending in a 5-mile radius exceeds \$2 billion annually
- Surrounded by several national credit tenants



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,500 SF
Building Size:	13,210 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,057	37,804	90,127
Total Population	8,286	113,730	258,275
Average HH Income	\$166,321	\$135,301	\$123,063

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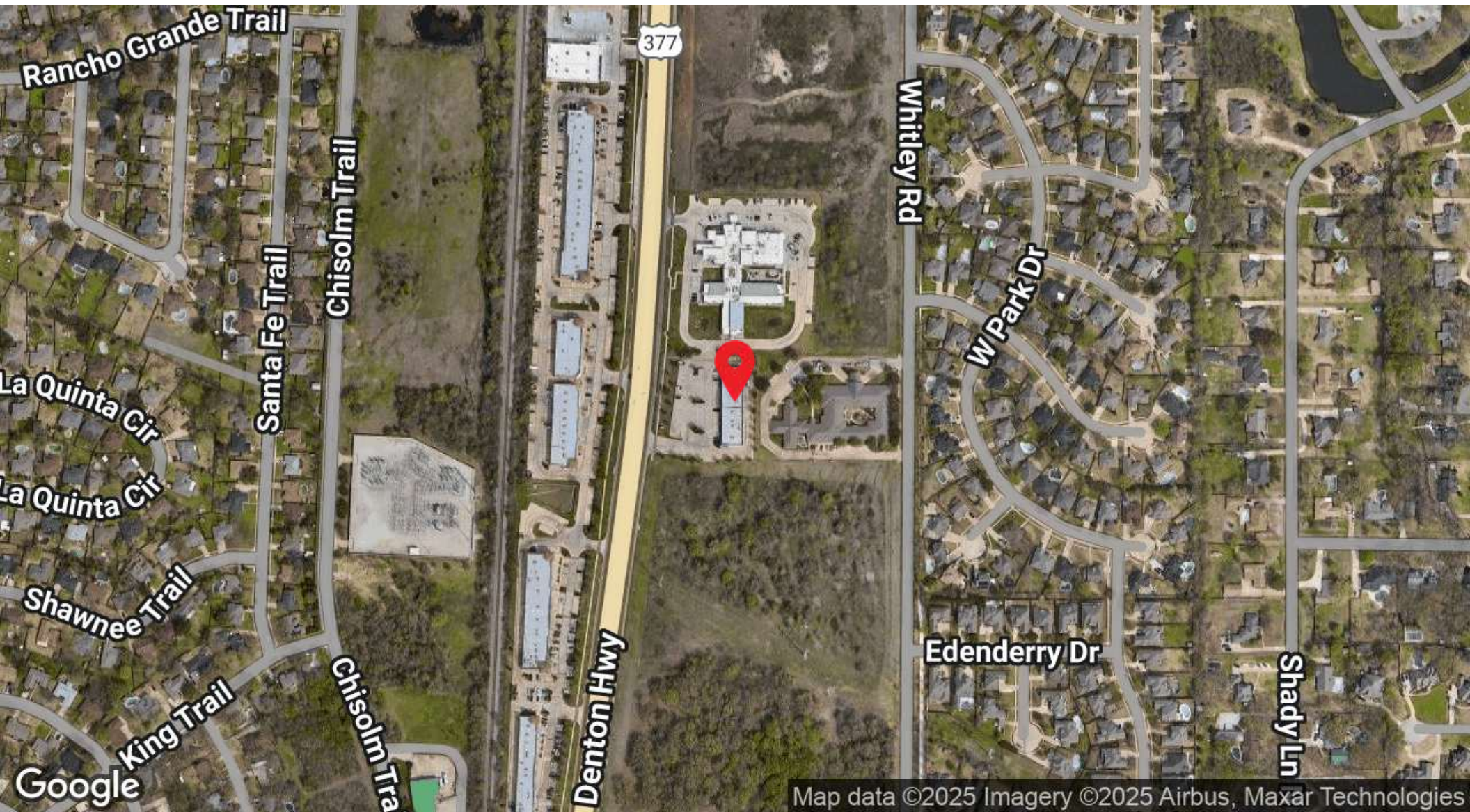
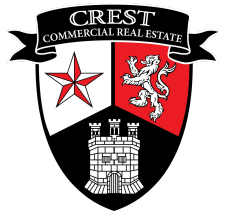
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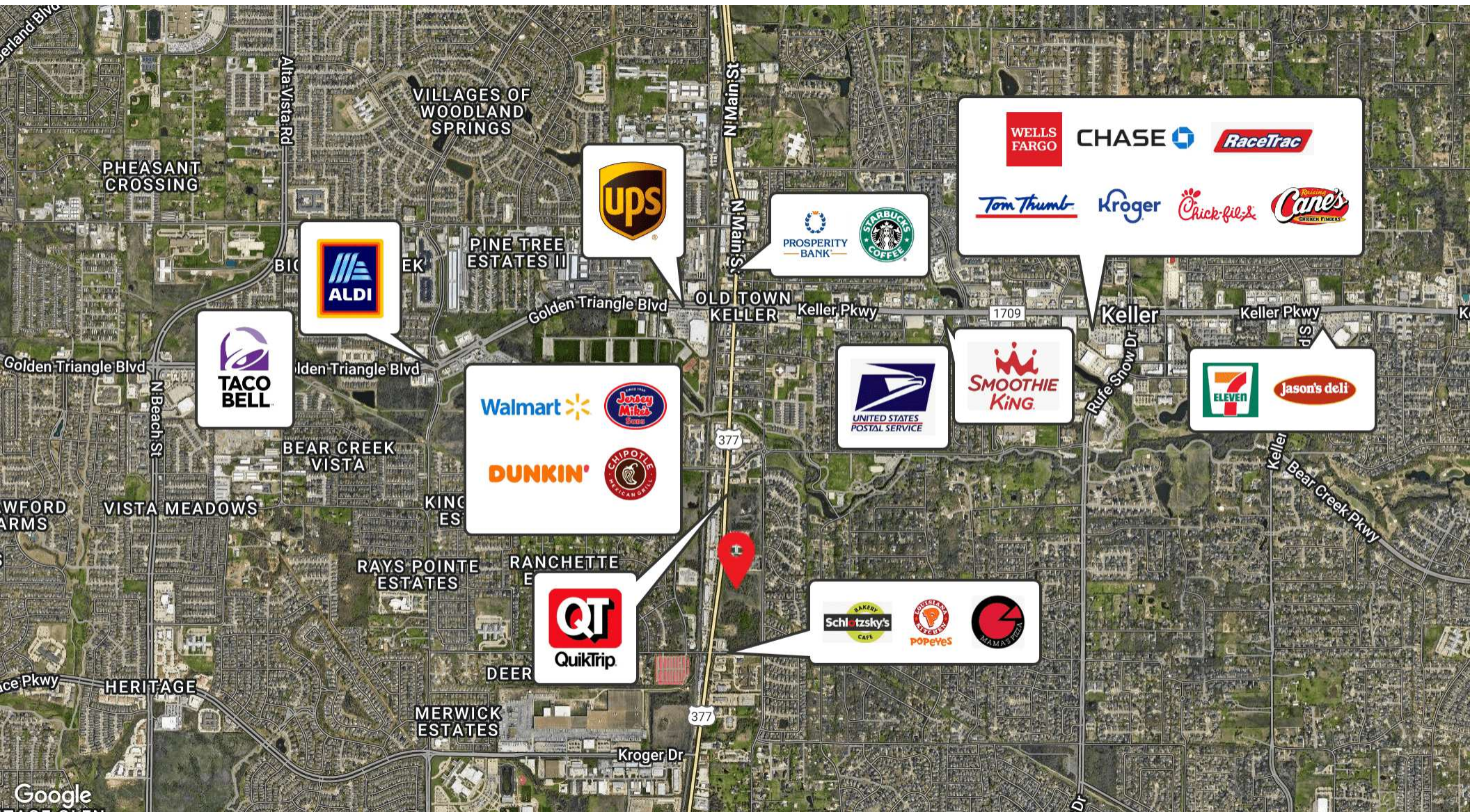
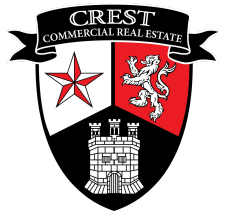
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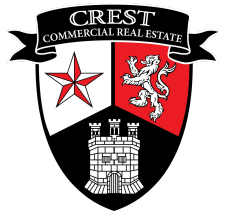
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,500 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
AVAILABLE	Available	4,500 SF	NNN	Negotiable	109



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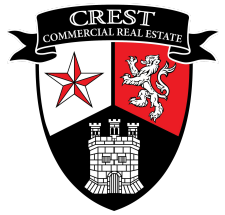
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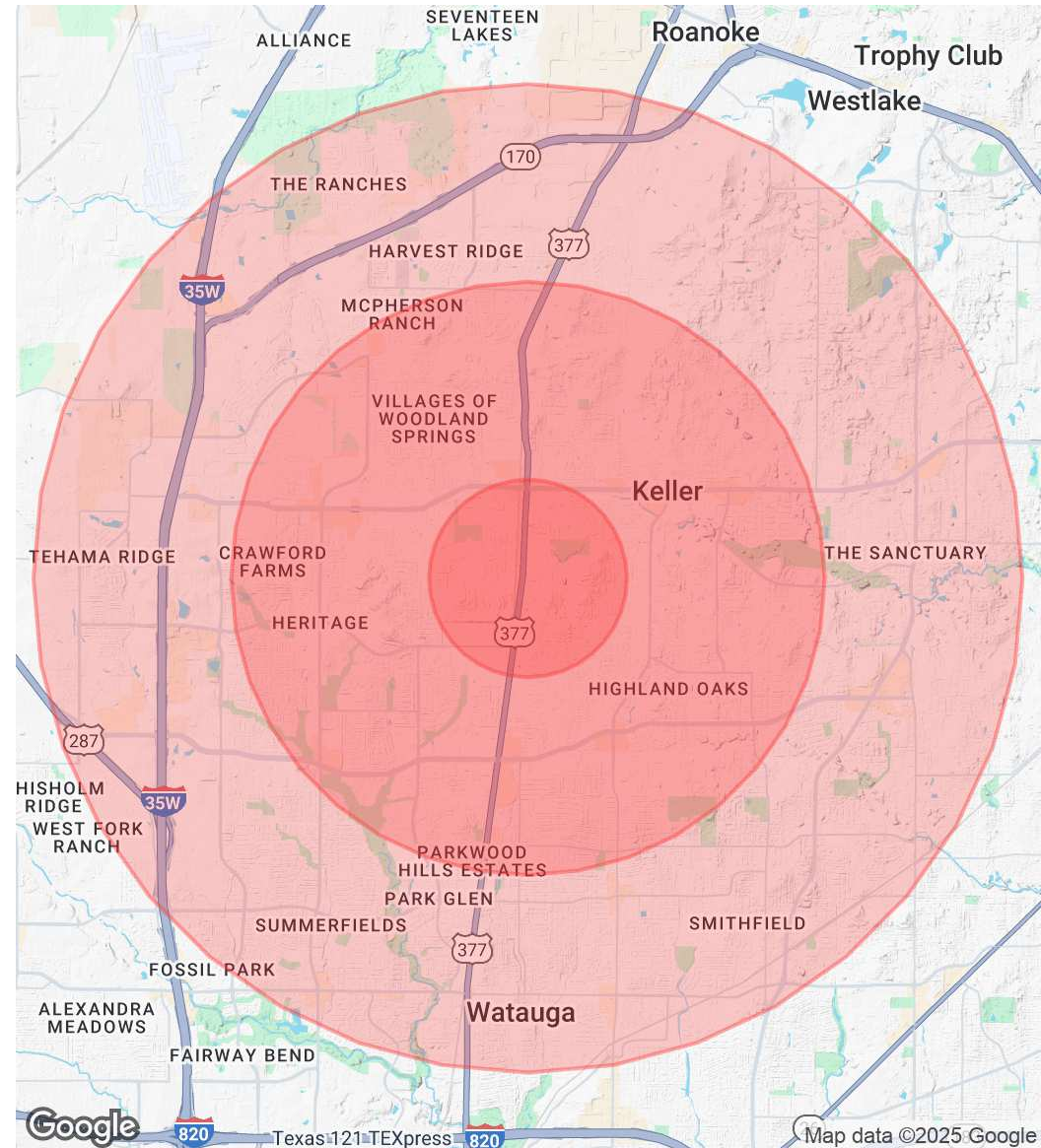
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,286	113,730	258,275
Average Age	35.9	37.7	37.2
Average Age (Male)	35.7	35.6	35.7
Average Age (Female)	38.2	38.3	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,057	37,804	90,127
# of Persons per HH	2.7	3.0	2.9
Average HH Income	\$166,321	\$135,301	\$123,063
Average House Value	\$282,538	\$296,603	\$296,062

2020 American Community Survey (ACS)



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