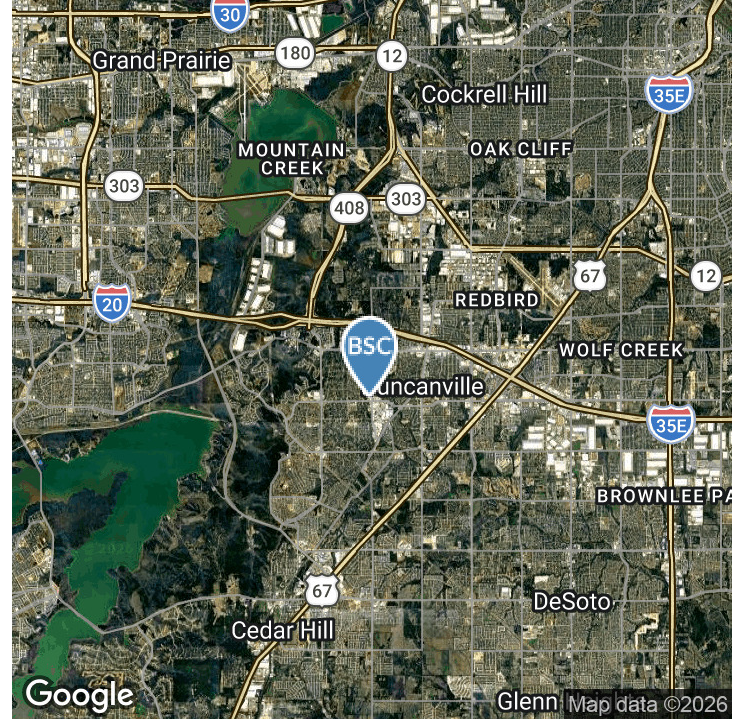


Executive Summary



OFFERING SUMMARY

Lease Rate:	\$8.34 - 17.00 SF/yr (NNN)
Building Size:	61,060 SF
Available SF:	1,050 - 4,000 SF
Lot Size:	5.13 Acres
Year Built:	1978
Market:	Dallas
Submarket:	C Hill/Duncanville/Deso

PROPERTY OVERVIEW

Position your business in the heart of Duncanville at Cedar Square Shopping Center – a highly visible, established neighborhood retail center with strong local traffic and great access off Wheatland Road. Anchored by long-standing tenants and surrounded by dense residential neighborhoods, this center is ideal for retail, service, restaurant, or medical users seeking space in a thriving suburban corridor.

PROPERTY HIGHLIGHTS

- Prominent signage and exposure along Wheatland Rd
- Flexible suite sizes and configurations available
- Ample surface parking for customers and employees
- Surrounded by strong daytime population and established rooftops
- Ideal for: Retail, QSR, salon/barber, fitness, tax prep, clinic, or office

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 - 4,000 SF	Lease Rate:	\$8.34 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cedar Square Shopping Center	Available	4,000 SF	NNN	\$8.34 SF/yr	NNN's = \$3.66 Total Monthly = \$4,000.00 Former Beauty Supply Store
Cedar Square Shopping Center	Available	1,700 SF	NNN	\$17.00 SF/yr	Base Rent = \$17.00 NNN's = \$3.66 Total Monthly = \$2926.83
Cedar Square Shopping Center	Available	1,050 SF	NNN	\$17.00 SF/yr	NNN's = \$3.66 Total Monthly = \$1750

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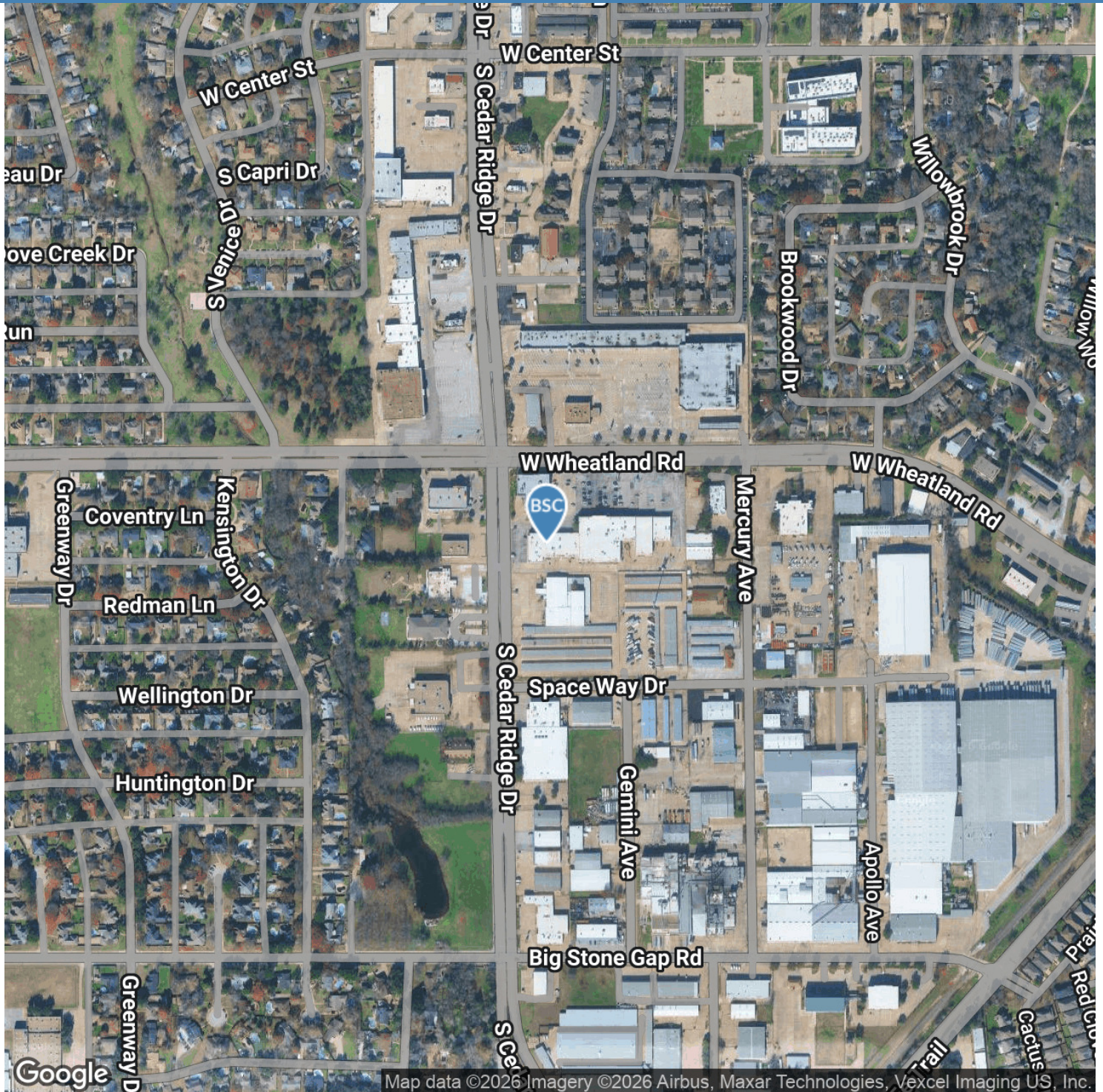
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Location Map



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