

OFFICE/RETAIL SPACE FOR LEASE
7510 Davis Boulevard

7510 DAVIS BLVD

North Richland Hills, TX 76182

PRESENTED BY:

COURTNEY STANFORD, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (+ ELEC)
AVAILABLE SF:	1,242 SF
LOT SIZE:	0.53 Acres
BUILDING SIZE:	5,303 SF
ZONING	C2
SUBMARKET	HEB/Mid-Cities Submarket

PROPERTY DESCRIPTION

The office is ideally positioned on Davis Blvd frontage which provides this office with excellent visibility in the heart of the thriving Mid-Cities area. It is also within close proximity to major transportation routes and highways, making commuting to and from the office a breeze.

PROPERTY HIGHLIGHTS

- Great for General Office User
- Highly Visible on Main Frontage to Davis Blvd
- High Traffic Area
- Easy Access to Loop 820
- Great Amenities in Close Proximity

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AVAILABLE SPACES

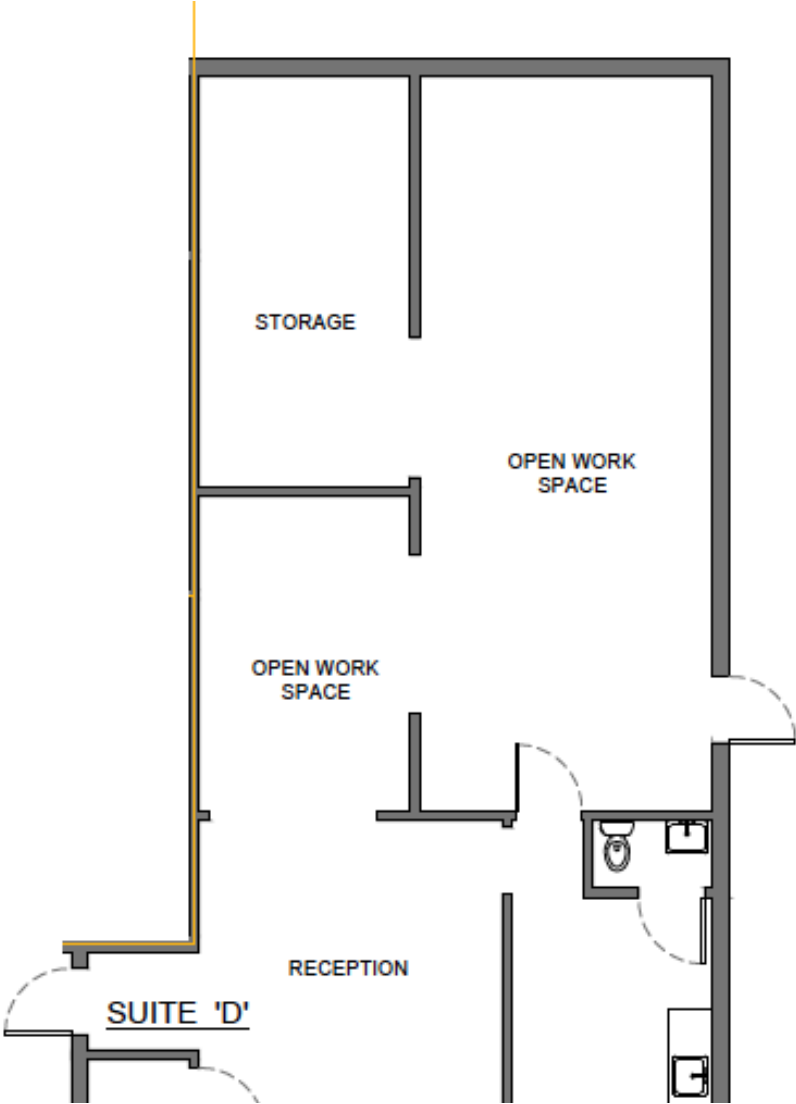
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite D	1,242 SF	+ ELEC	\$17.00 SF/yr	Two large open workspaces, Reception, Storage, Private bathroom, and Breakroom.
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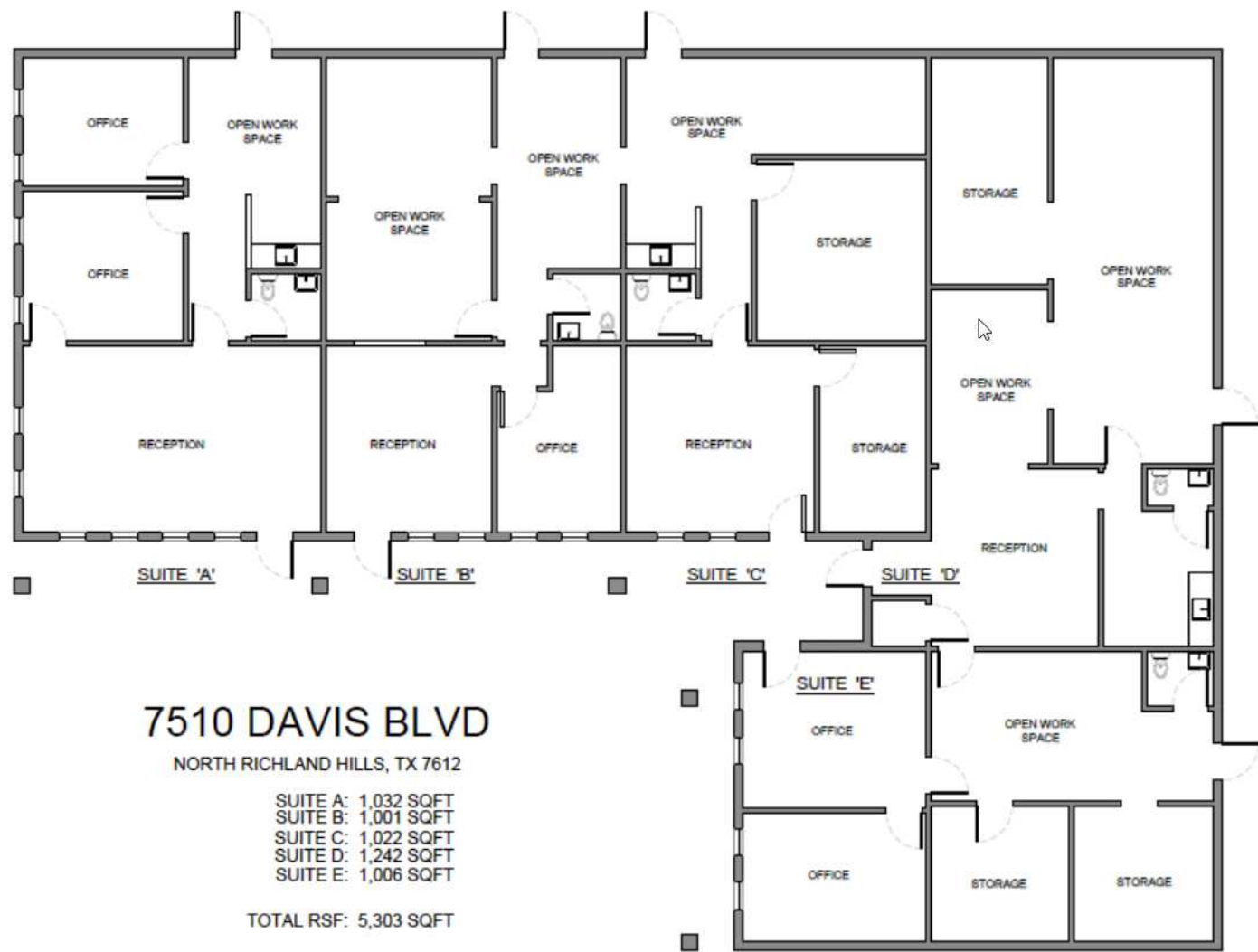
SUITE D FLOOR PLAN - 1,242 SF



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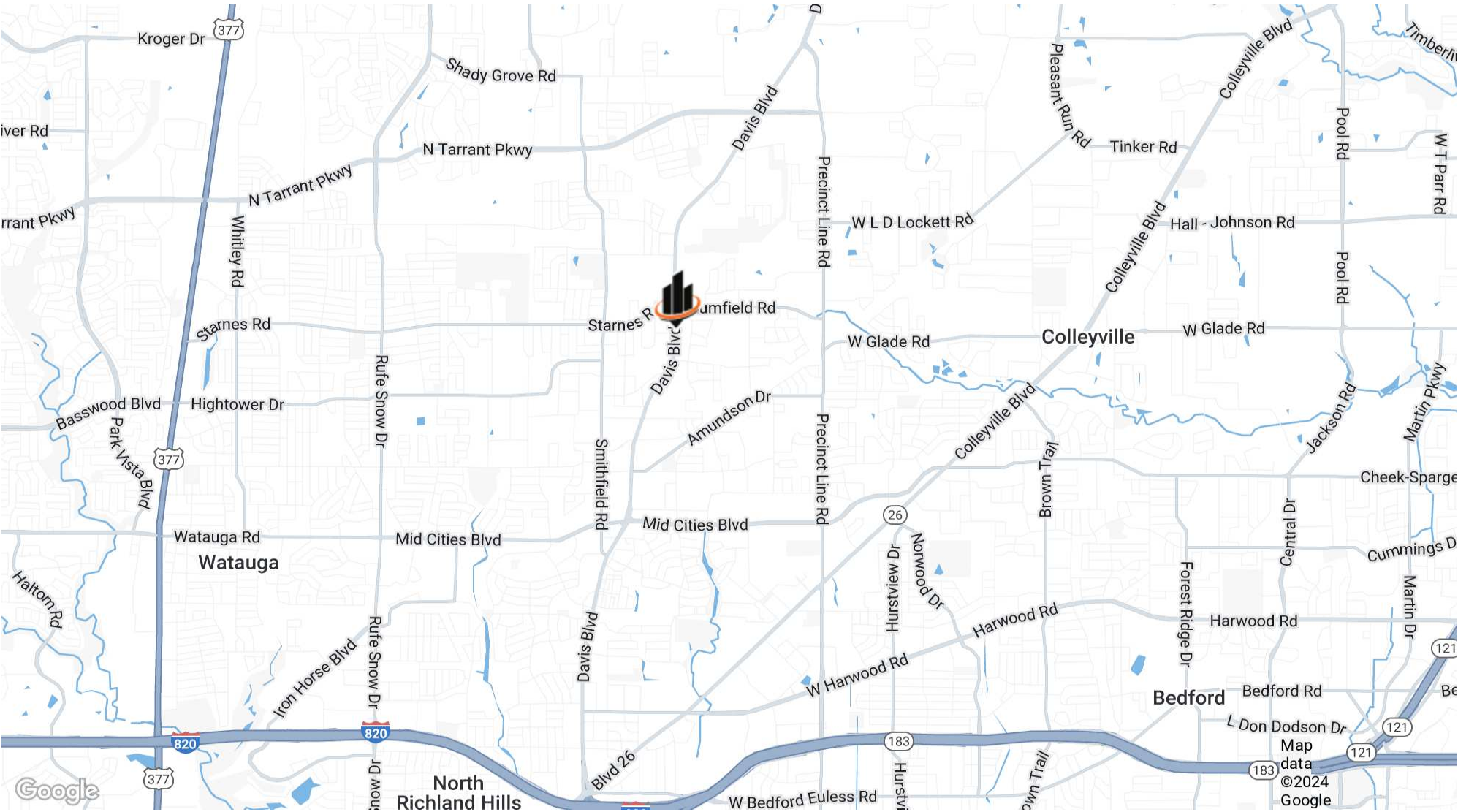
FLOOR PLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,741	84,317	234,603
AVERAGE AGE	38.8	38.5	38.4
AVERAGE AGE (MALE)	38.1	38.3	37.5
AVERAGE AGE (FEMALE)	40.3	38.6	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,603	30,381	84,496
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$93,427	\$103,721	\$99,527
AVERAGE HOUSE VALUE	\$236,368	\$276,854	\$256,011

2020 American Community Survey (ACS)



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