



1209 N Grand Ave

1209 N Grand Ave, Gainesville, TX 76240



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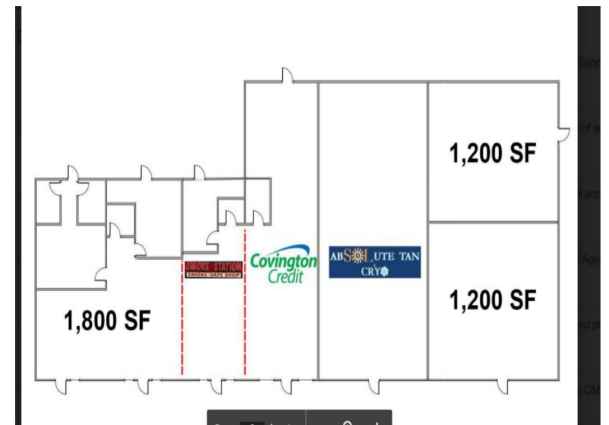


1209 N Grand Ave

Upon Request

Introducing a prime commercial opportunity for LEASE approximately 70 miles north of Dallas, this exceptional retail strip center is strategically positioned in close proximity to the bustling Highway 82 intersection. Boasting an impressive frontage of over 200 feet, the property commands excellent visibility on a main north/south thoroughfare with a daily traffic flow of approximately 14,368 vehicles. The exterior of this retail gem is positioned with a coveted corner orientation and significant frontage. The property stands out as a beacon for businesses seeking a high-traffic location with maximum exposure. Surrounded by a thriving commercial landscape, the property benefits from its strategic location near renowned tenants such as Home Depot, Sonic, Chicken Express, Wal-Mart Supercenter, CVS, Dollar Tree, Enterprise Rent-a- Car, Tractor Supply, and O'Reilly Auto Parts. A dedicated turn lane ensures smooth ingress and egress, enhancing accessibility for both customers and delivery vehicles. Ample parking space available for multi-tenant use, providing convenience for both tenants and their clientele. The thoughtful layout and design of the property further contribute to its appeal as a retail destination of choice. With its strategic location, prominent presence in a high-traffic area, and proximity to well-established brands, this property stands as a lucrative investment for those seeking prime retail real estate....

Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Retail
Gross Leasable Area:	8,940 SF
Year Built:	1978
Walk Score ®:	53 (Somewhat Walkable)
Rental Rate Mo:	Upon Request



1st Floor Ste 600

Space Available	1,200 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Fast Food
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Formerly used by Domino's Pizza. Endcap located plaza with high traffic on high traffic road. Other tenants in plaza, Vape/smoke shop, Women wellness, Tanning salon, New High end LIQUOR STORE opening in next 2 months. liquor events will bring ever more traffic. Potentially looking for Fast Food Franchised or non-franchised Tenant. Chicken express, Sonic, Mexican Fine dining and Chinese restaurants are in immediate vicinity of right across and beside plaza. Comes with fridge / freezer and grease trap installed and plumbing ready for kitchen. Ideal place for a quick take out / ghost kitchen.

1

1st Floor Ste D

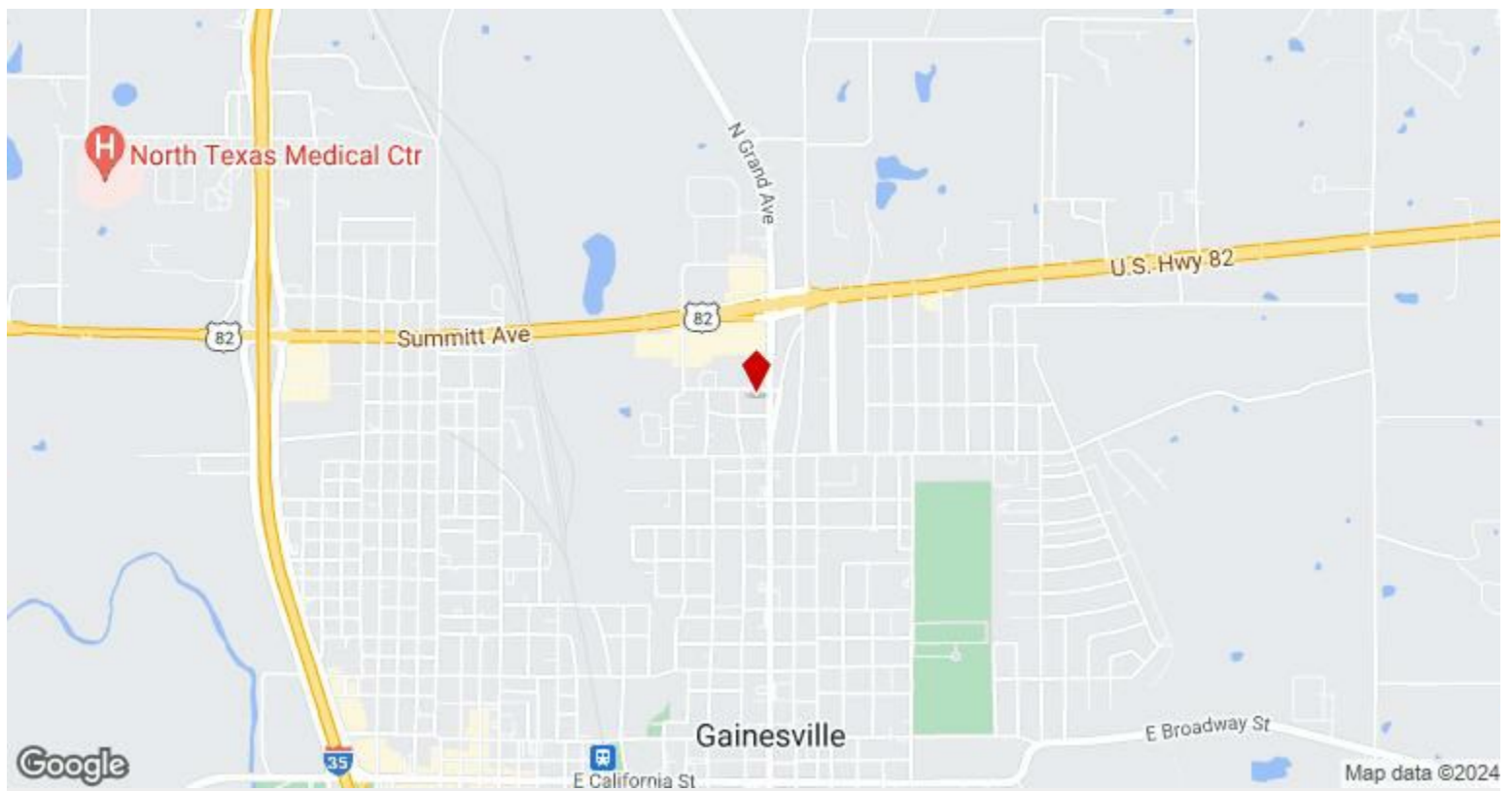
Space Available	1,600 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Financial Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Very good set up for the financial / insurance service set up. Can also be used for quick Nail bar / Beauty or Hair salon.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Absolute Tan	-	
Vape/Smoke	-	
Womens Wellness	-	



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