

FOR LEASE OFFICE BUILDING



130 CENTRAL AVE, GRAPEVINE, TX 76051



PROPERTY HIGHLIGHTS

- 3,300 SF
- Professional Office Space
- Generous Parking
- Located 5 mins away from Historic Grapevine District
- Located at Central Ave & North West Hwy.

LEASE RATE \$16.00-\$18.00 SF/MO | NNN



CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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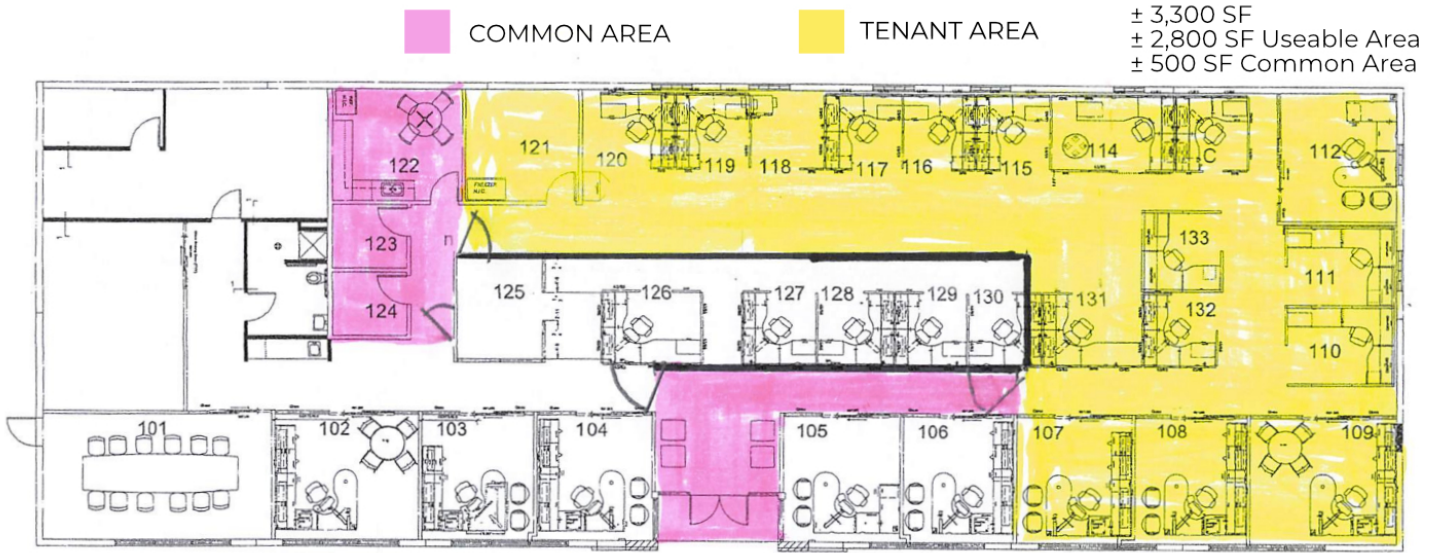
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	3,300 SF	Lease Rate:	\$16.00 - \$18.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
130 Central Ave	Available	3,300 SF	NNN	\$16.00 - 18.00 SF/month

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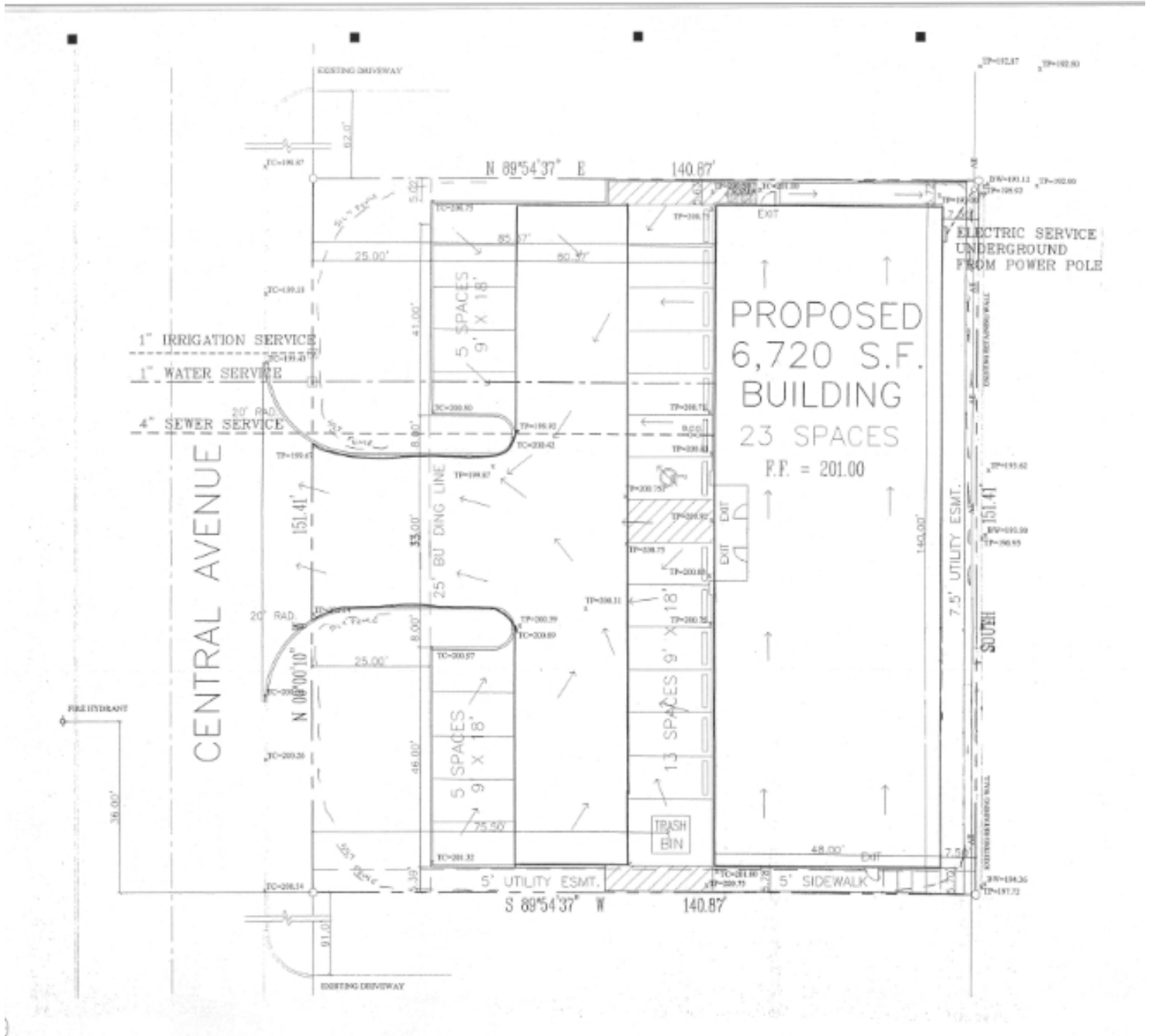
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SITE PLAN



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AERIAL PHOTO



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PROPERTY PHOTOS



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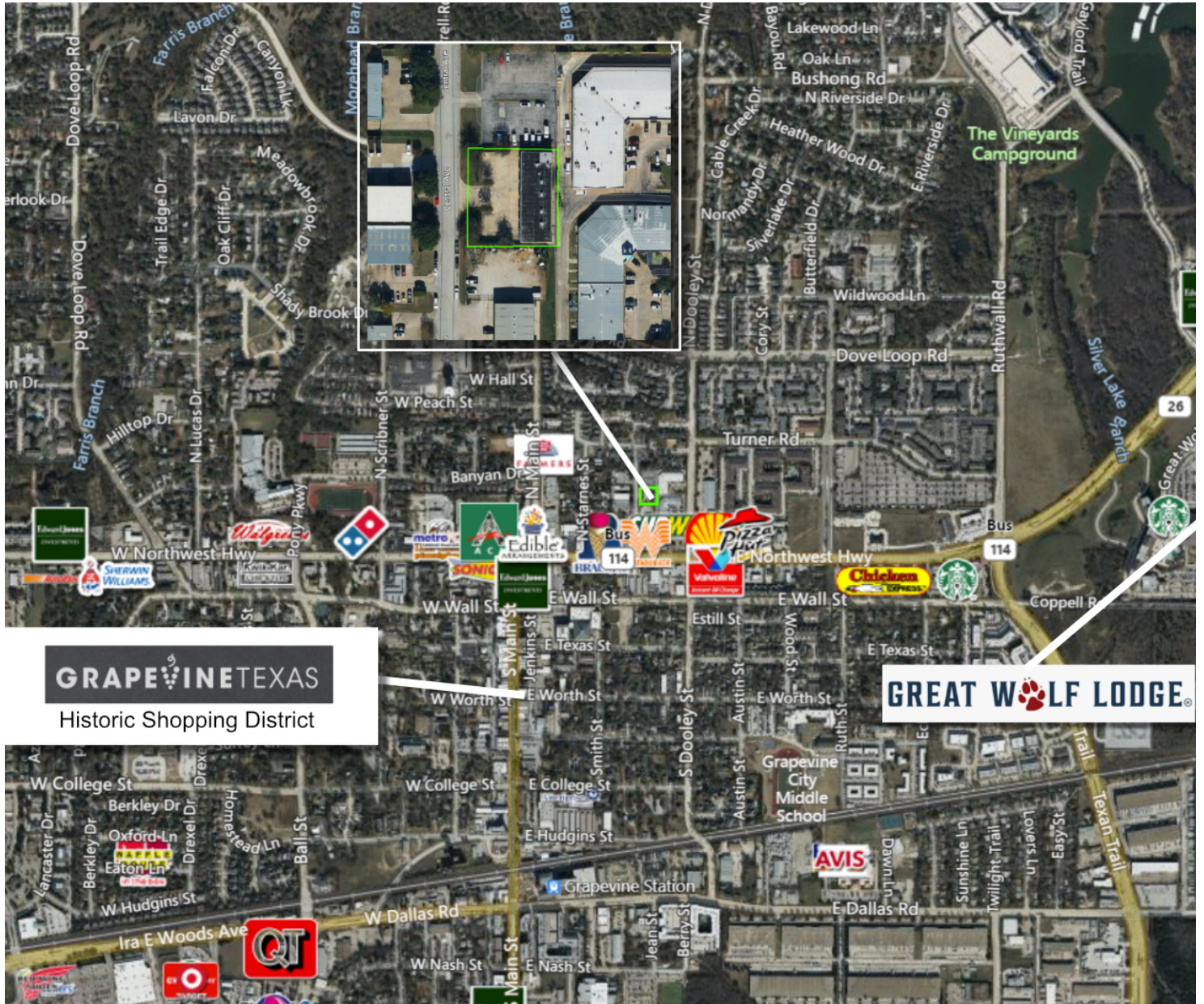
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RETAILER MAP



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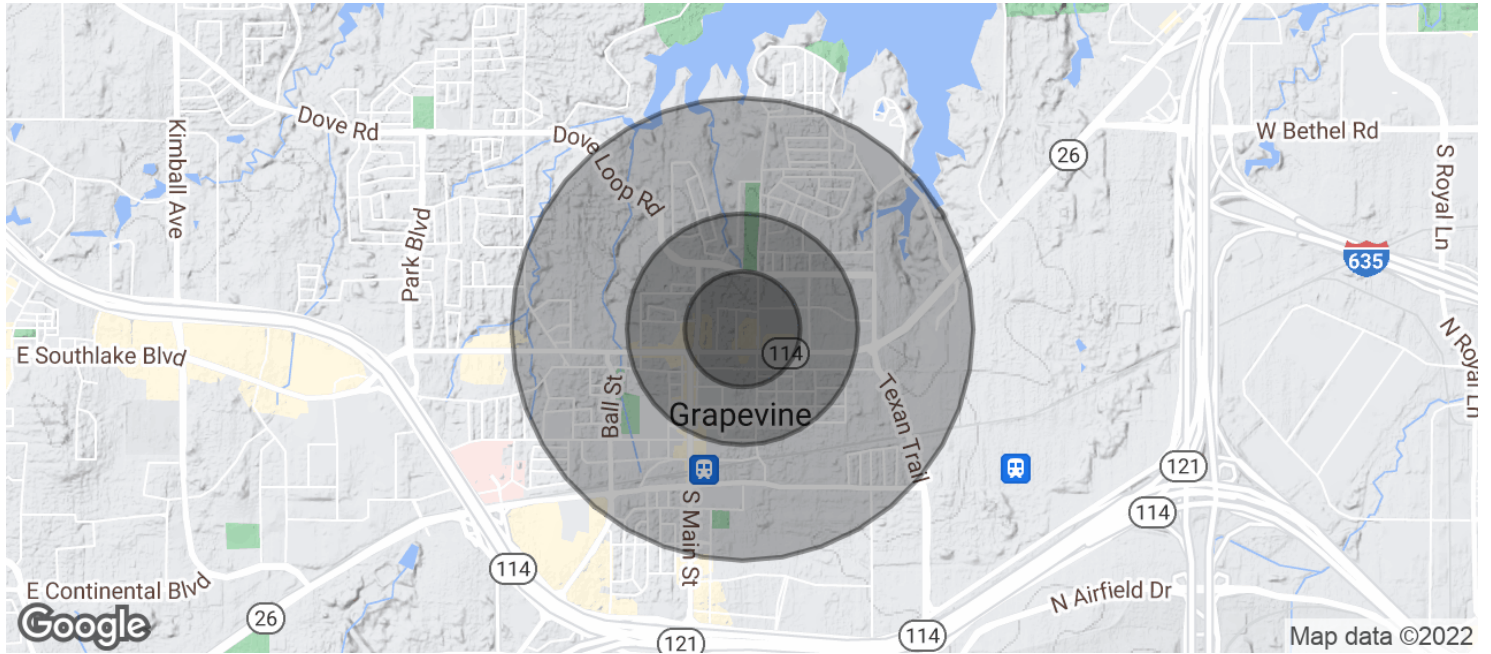
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	954	3,094	7,617
Average Age	36.3	36.6	41.7
Average Age (Male)	37.3	36.4	40.6
Average Age (Female)	32.2	34.1	39.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	526	1,690	3,936
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$91,286	\$90,245	\$92,357
Average House Value	\$1,265,830	\$403,110	\$374,177

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACT



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