

# FOR LEASE

PROFESSIONAL AND MEDICAL OFFICE BUILDING



1203 SOUTH WHITE CHAPEL BLVD, SOUTHLAKE, TX 76092



## PROPERTY HIGHLIGHTS

- ±2,808 SF
- Professional Office Space
- 2nd Generation
- Move-In Ready Space
- Class A finish-out
- 4/1000 parking ratio
- Local Owner / Property Management
- Located at South White Chapel Blvd & Continental Ave

LEASE RATE \$18.00 SF/YR | NNN



## CONTACT INFORMATION

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**Champions DFW Commercial Realty**

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

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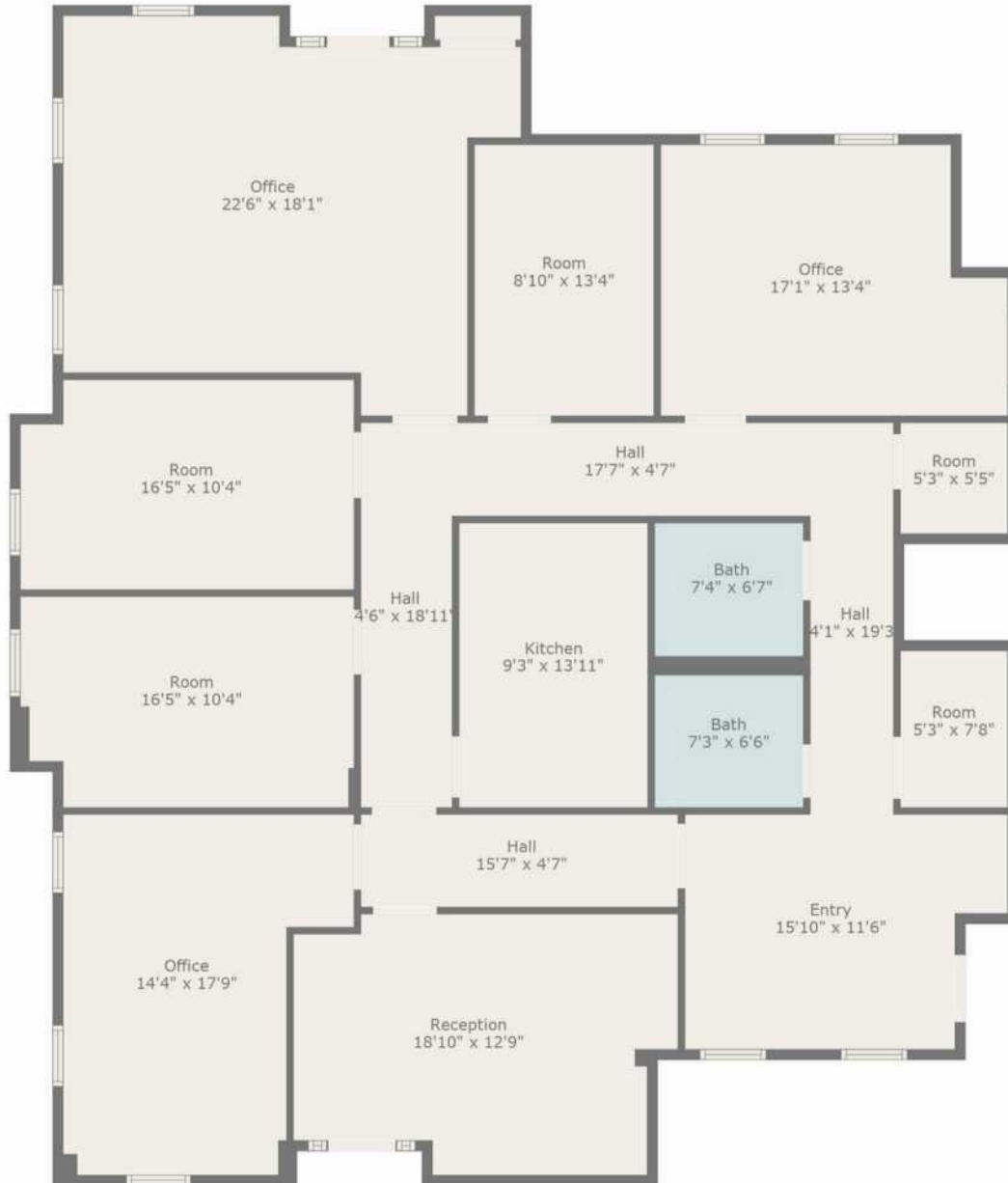
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## SUITE 100



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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	±2,808-2,657 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	2,808 SF	NNN	\$18.00 SF/yr

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**PROPERTY PHOTOS**



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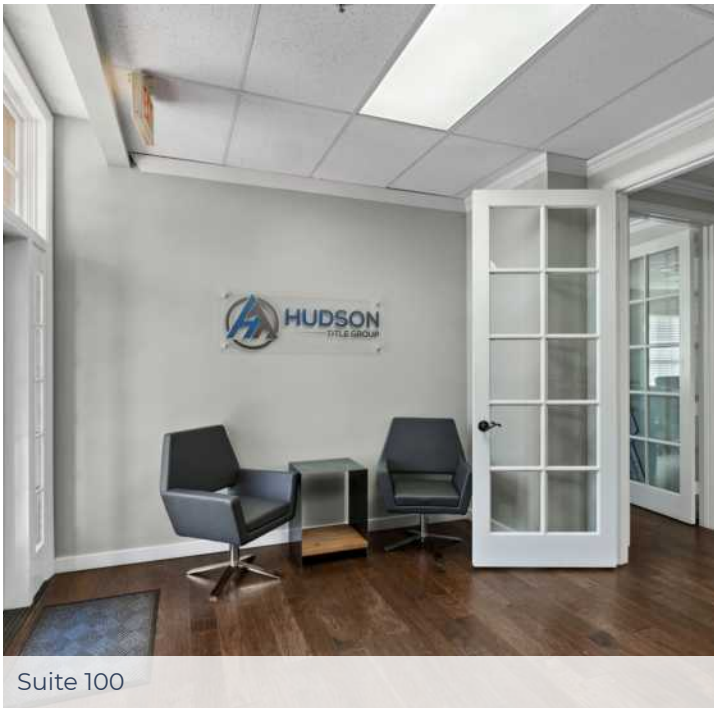
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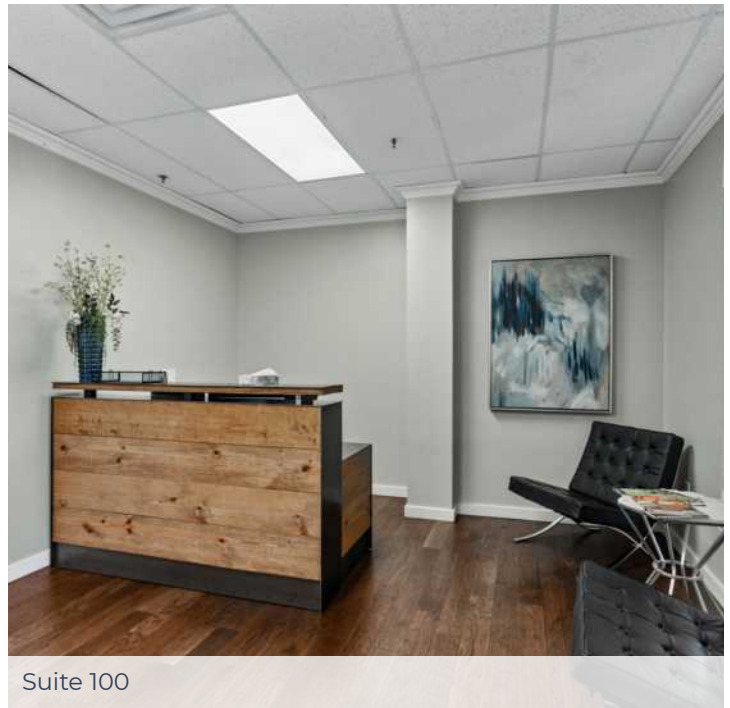
**INTERIOR PHOTOS**



Suite 100



Suite 100



Suite 100

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**AERIAL RETAILER MAP**



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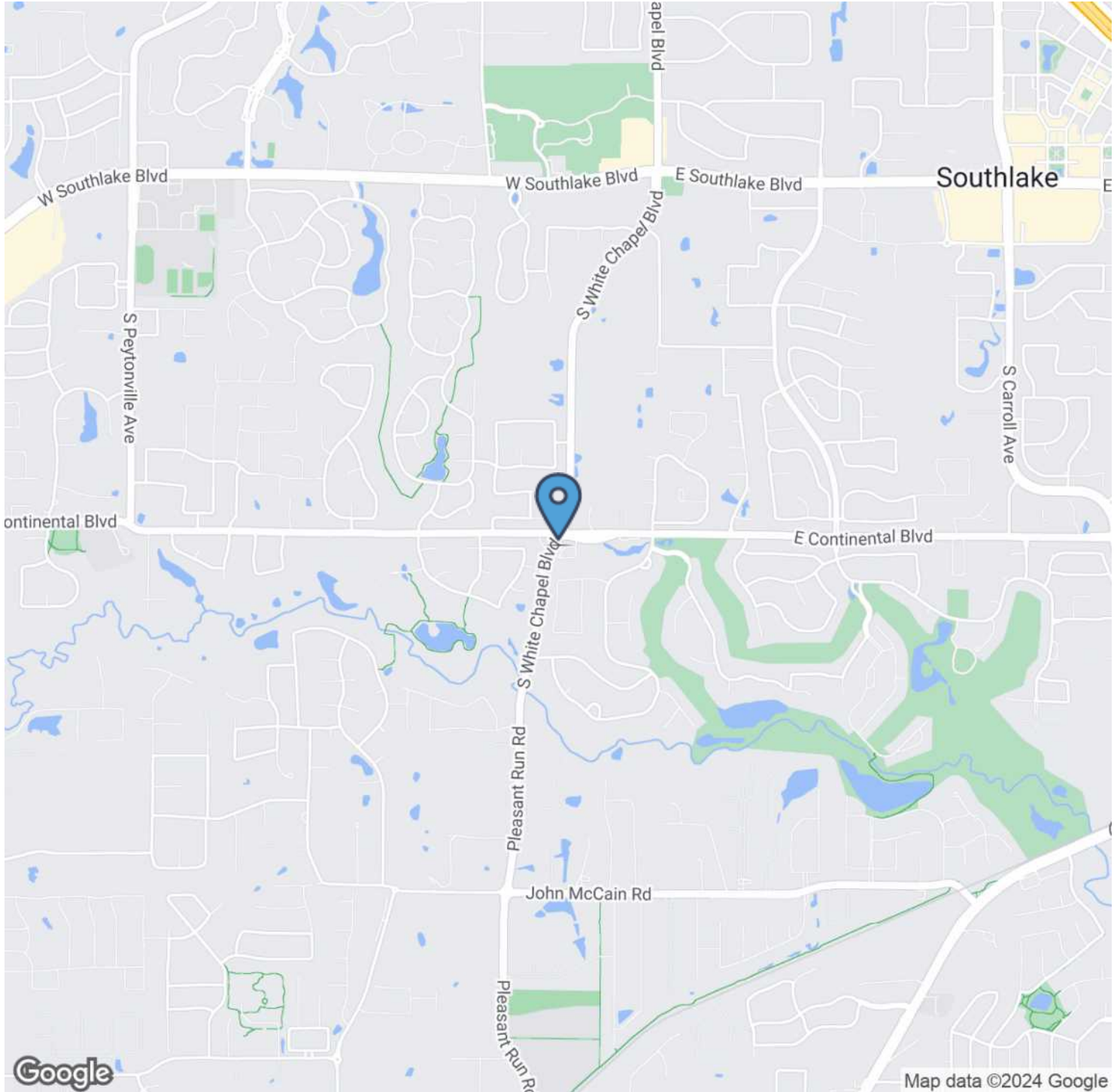
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**LOCATION MAP**



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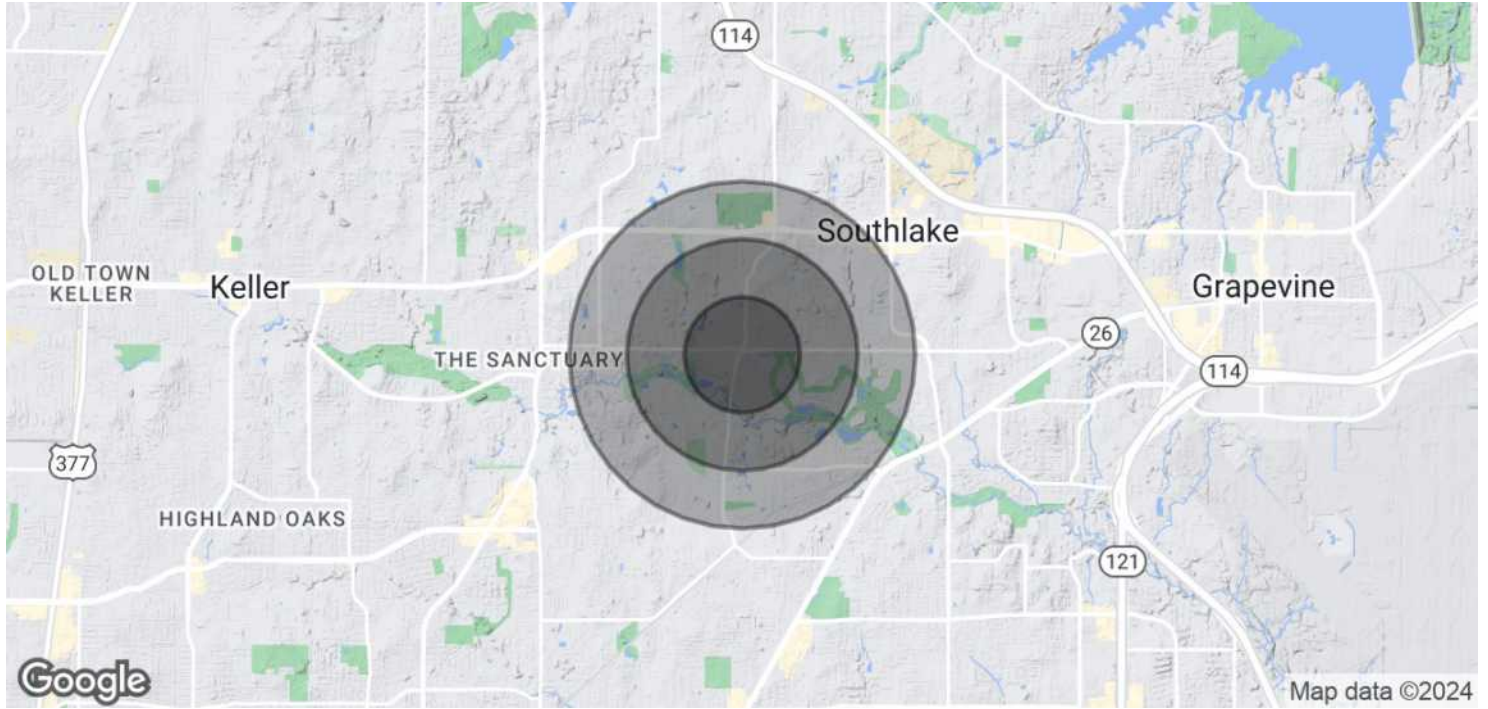
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,765	7,049	14,220
Average Age	44.9	42.8	42.9
Average Age (Male)	40.5	35.1	36.7
Average Age (Female)	45.1	45.7	45.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	556	2,205	4,422
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$268,113	\$267,512	\$271,537
Average House Value	\$888,091	\$855,204	\$807,934

\* Demographic data derived from 2020 ACS - US Census

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**BROKER CONTACTS**



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