

FOR LEASE RETAILER PROPERTY



THE CROSSING SHOPPING CENTER, NORTH RICHLAND HILLS, TX



PROPERTY HIGHLIGHTS

- ±5,000 SF Available Retail/Medical Office Space
- ± 187,440 SF Shopping Center
- Prime Location at a Signalized Intersection
- Anchored by Kroger, Kohl's & Office Depot
- 226,650 SF Class A Office Complex located behind the shopping center
- Surrounded by schools, parks, and several new apartment complexes
- Strong VPD / Traffic Counts
- 1st & 2nd Generation Retail
- Located at NWQ Precinct Line Road & SH 26 (Grapevine Hwy)

LEASE RATE CALL FOR PRICING



CONTACT INFORMATION

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Champions DFW Commercial Realty

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

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THE CROSSING SHOPPING CENTER, NORTH RICHLAND HILLS, TX 76180

EXTERIOR PHOTOS



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SITE PLAN



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TENANT ROSTER

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Med Health Cardiology	6035 Precinct Line Road	7,500
AVAILABLE	100	5,000
Gims Barber	140	2,000
Aquatots	160	5,228
Colors of the Alphabet	170	3,127
Fatburger	180	2,300
Gateway Diagnostics	210	4,475
Sure Staffing	240	1,485
Fit4 Cross Fit	270	5,104
Eclipse Cards & Hobby	280	2,303
Mint Dentistry	290	2,650
Hong Kong Express	400	2,160
Daiso	410	2,032
Daiso	420	1,200
Daiso	430	4,832
Daiso	440	1,500
Chan's Mongolian BBQ	450	4,753
Sport's Clips	460	1,300
Sally's Beauty Supply	470	1,617
Shine Brows & Spa	480	1,167
Puppy Dreams	485	1,567
Puppy Dreams	490	1,191

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TENANT ROSTER

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Mariner Finance	520	1,500
Aurora Bodyworks	540	1,374
Star Nails	560	1,246
Old World Salon	580	8,082
McAlister's Deli	600	4,000
Red, Hot & Blue BBQ	620	4,425
Milan Laser	640	1,500
Namoo Sushi	650	1,300
The BEP Teahouse	660	1,543
Sweet Frog Yogurt	670	1,500

TOTALS/AVERAGES

187,440

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AERIAL VIEW



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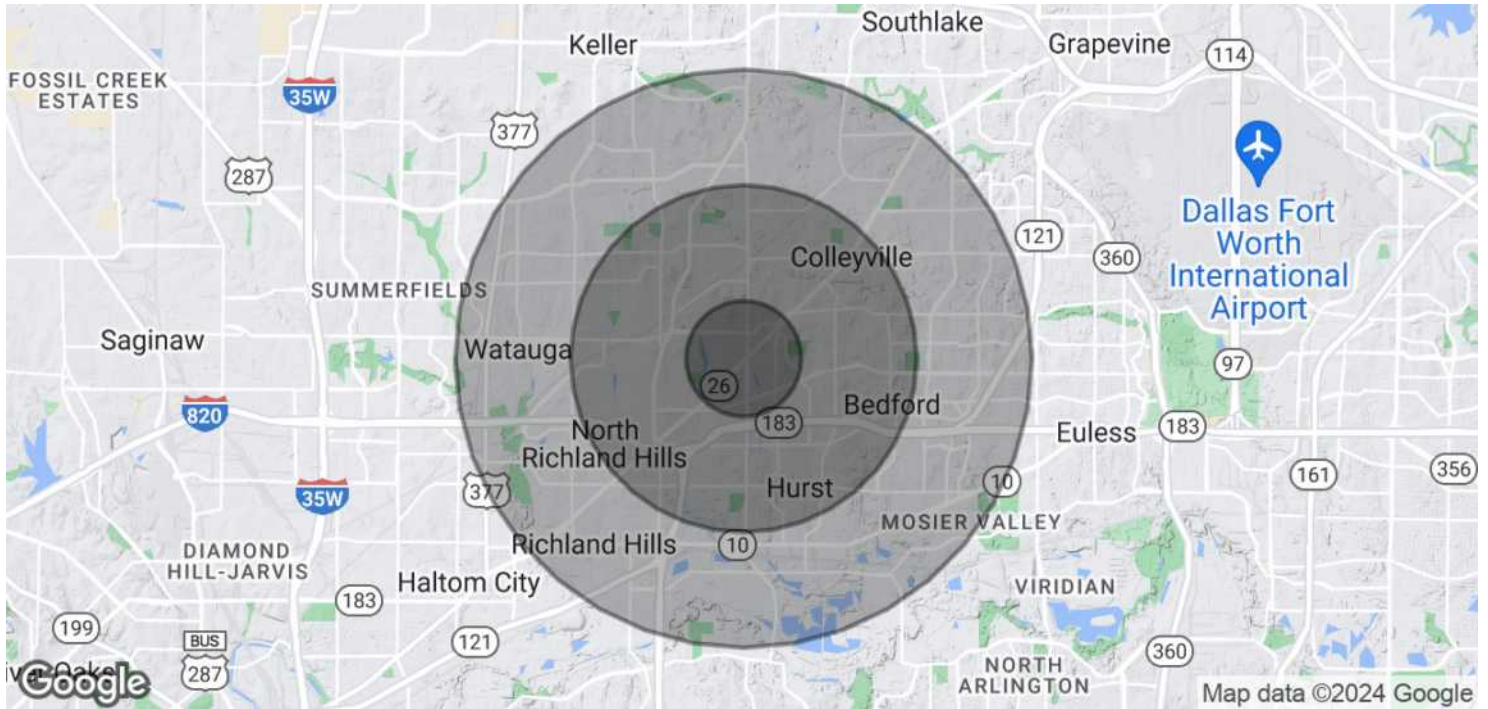
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,822	92,265	245,297
Average Age	43.6	40.0	38.2
Average Age (Male)	44.4	39.0	37.0
Average Age (Female)	43.5	41.0	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,418	36,270	92,865
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$96,410	\$83,931	\$88,718
Average House Value	\$197,489	\$200,274	\$238,560

** Demographic data derived from 2020 ACS - US Census*

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BROKER CONTACTS



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