



LEASE

Cherry Hill Plaza

1600 S. CHERRY LANE

White Settlement, TX 76108

PRESENTED BY:

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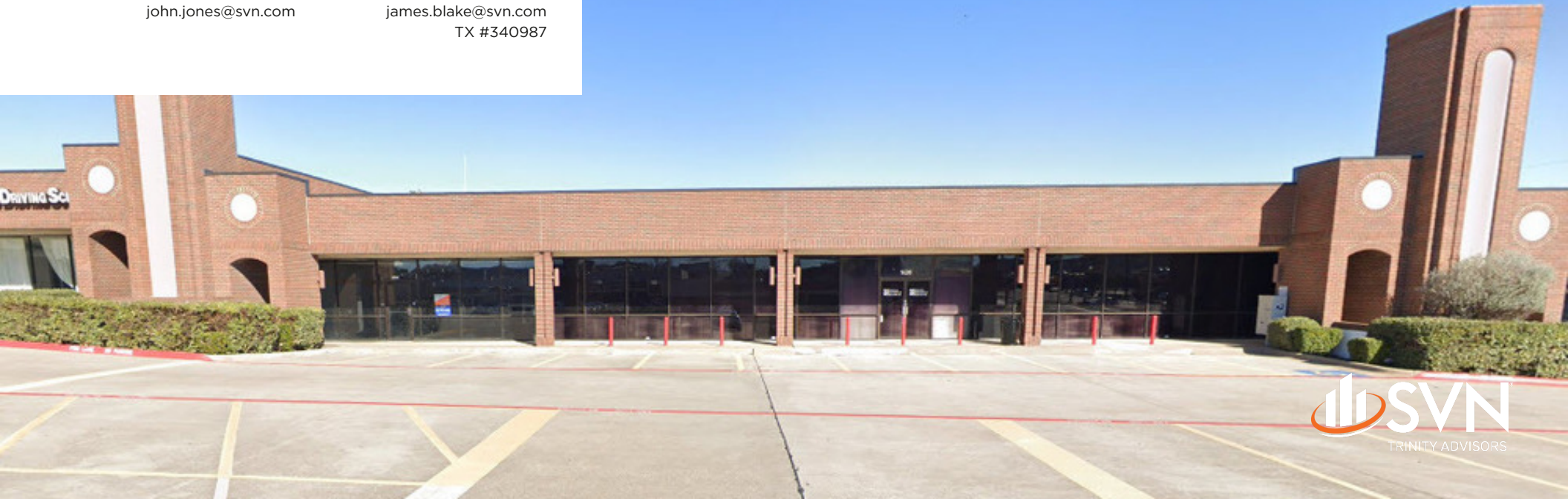
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JAMES BLAKE, CCIM

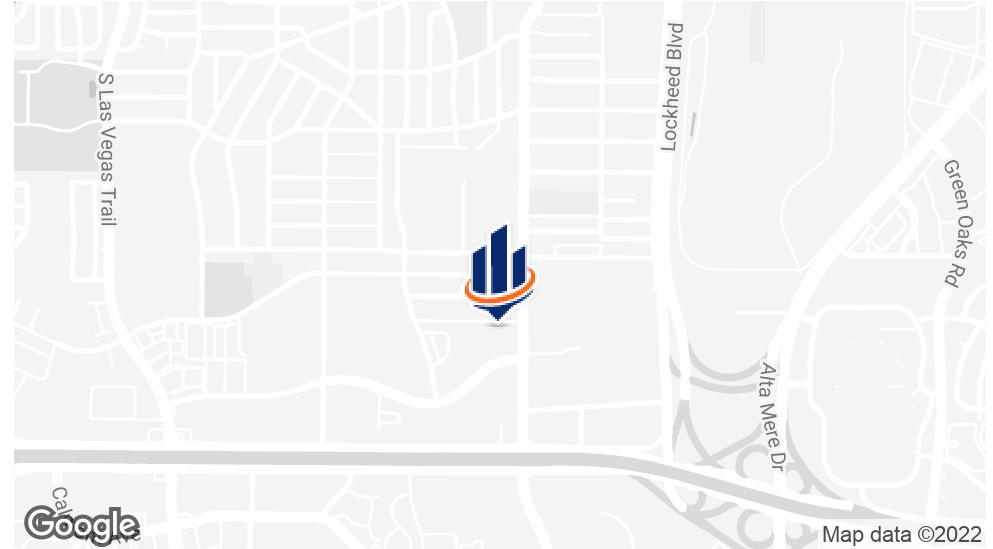
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 - 12.00 SF/yr (NNN)
BUILDING SIZE:	30,748 SF
AVAILABLE SF:	1,004 - 1,200 SF
AVAILABLE SPACES:	3
YEAR BUILT:	1983
ZONING:	Retail
MARKET:	White Settlement

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PROPERTY OVERVIEW

Cherry Hill Plaza is an attractive red brick center that was originally built inline with BT Furnishings. The property consists of both retail and office service-oriented tenants. This retail strip center is located in an established area with a great deal of housing in the surrounding neighborhoods.

PROPERTY HIGHLIGHTS

- Attractive Red Brick Retail Center
- Surrounded by other Retail Anchors
- Located 3 Blocks North of I-30
- Aggressive Lease Rates
- Tenant Mix of Retail and Service Users
- Anchored by a 106,173 SF Furniture Store

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,004 - 1,200 SF	LEASE RATE:	\$10.00 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1636 A	Available	1,004 SF	NNN	\$10.00 SF/yr
1610	Available	1,200 SF	NNN	\$12.00 SF/yr
Ste. 1634	Available	1,200 SF	NNN	\$10.00 SF/yr

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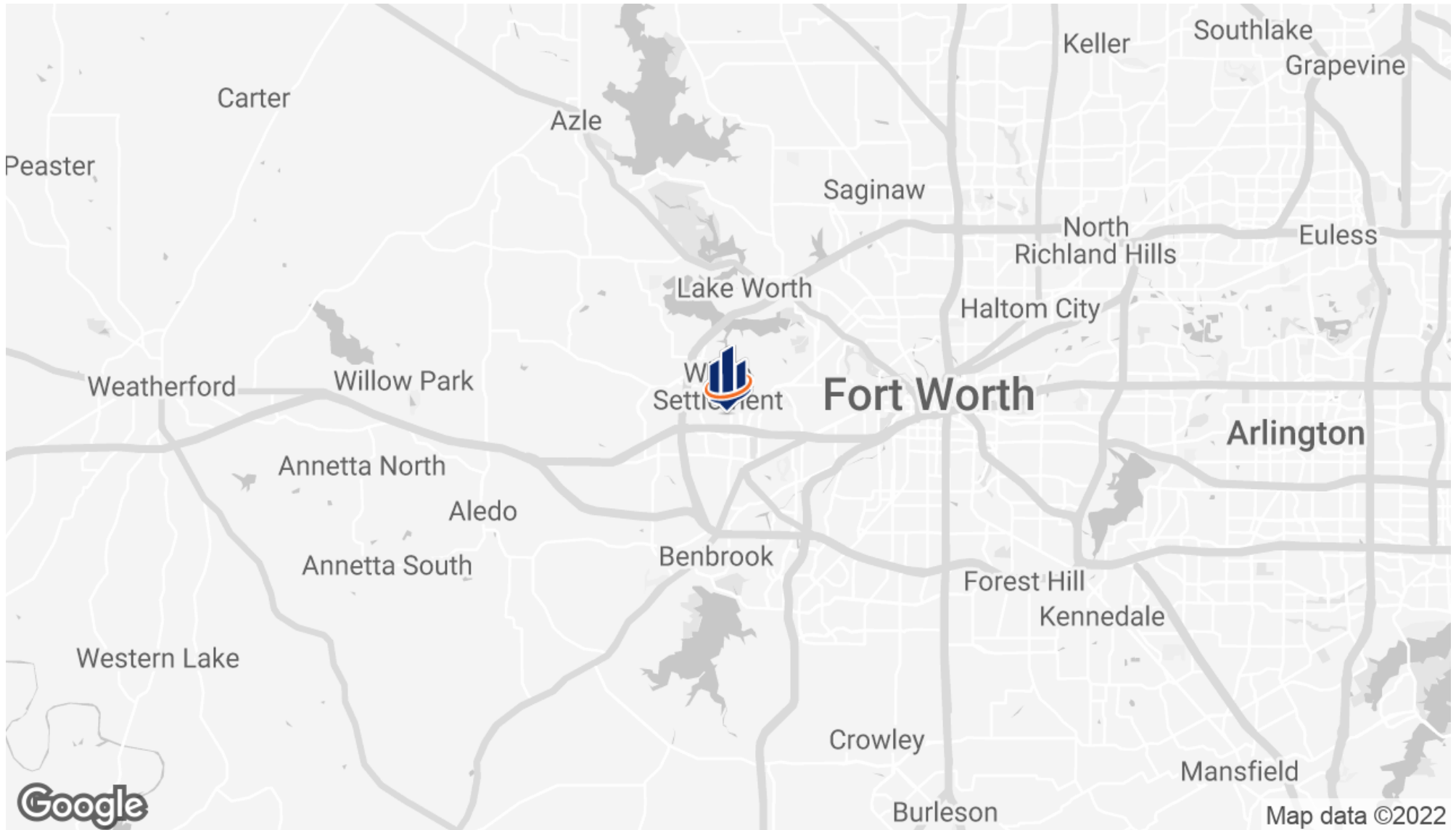
ADDITIONAL PHOTOS



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LOCATION MAP



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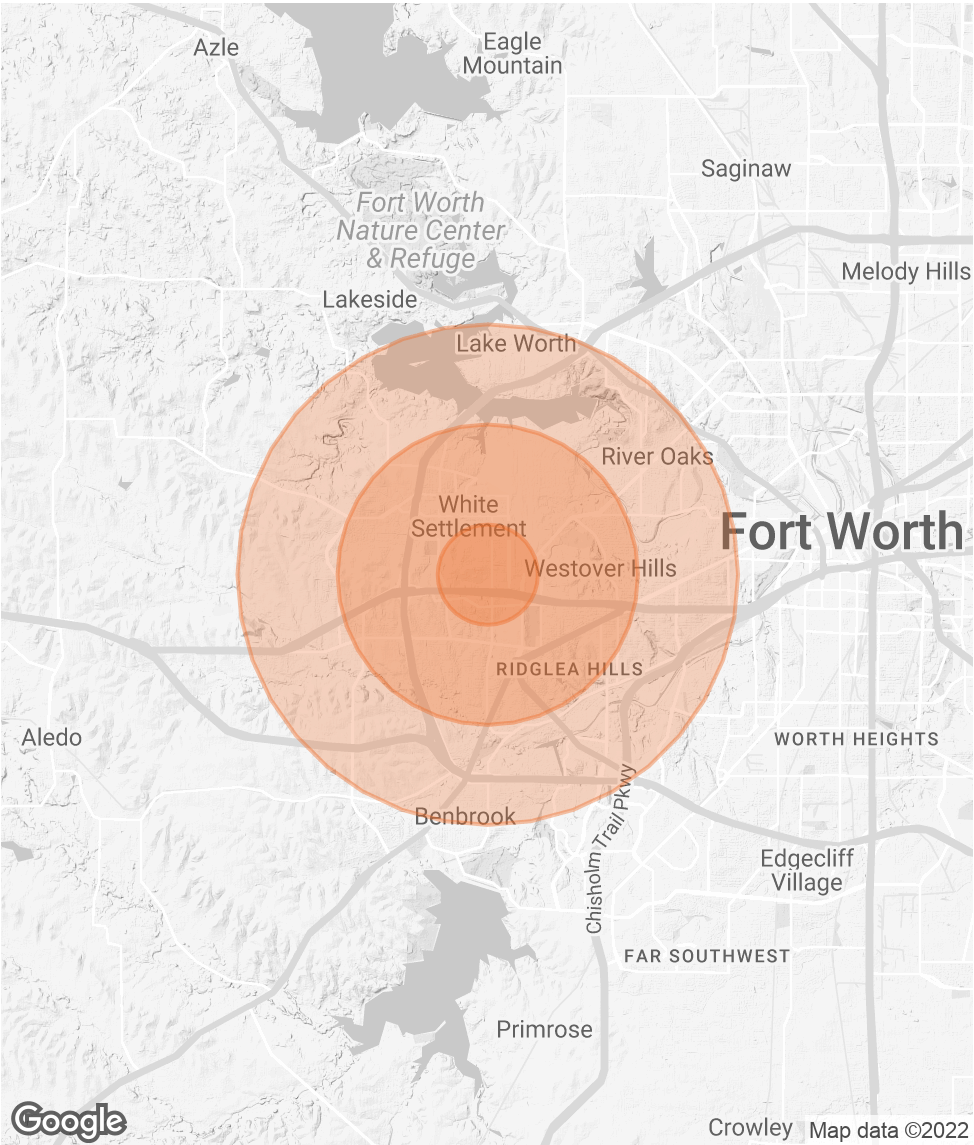
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,857	73,315	144,175
AVERAGE AGE	35.9	35.7	36.4
AVERAGE AGE (MALE)	34.3	33.7	34.4
AVERAGE AGE (FEMALE)	37.4	37.3	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,422	29,615	59,605
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$43,729	\$59,381	\$66,490
AVERAGE HOUSE VALUE	\$93,894	\$166,885	\$181,190

* Demographic data derived from 2010 US Census



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ADVISOR BIO 2



JOHN JONES

Advisor / Property Manager

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PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John’s expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor’s degree in finance from Texas Tech University in Lubbock, Texas.

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