



PRECINCT VILLAGE – FOR LEASE

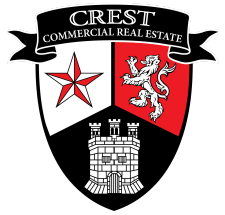
8245 Precinct Line Dr., North Richland Hills, TX 76182

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Precinct Village

For Lease

8245 Precinct Line Dr., North Richland Hills, TX 76182



PROPERTY DESCRIPTION

Situated between 2 main thoroughfares (Precinct Line & Davis)
Consumer spending in a 5-mile radius exceeds \$2 billion annually
Surrounded by other retail including Target, Walmart, Kroger, etc.

PROPERTY HIGHLIGHTS

- Situated between 2 main thoroughfares (Precinct Line & Davis)
- Consumer spending in a 5-mile radius exceeds \$2 billion annually
- Surrounded by other retail including Target, Walmart, Kroger, etc.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,131 - 1,272 SF
Building Size:	32,147 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,493	25,539	81,071
Total Population	7,375	72,186	225,384
Average HH Income	\$196,977	\$179,778	\$146,650

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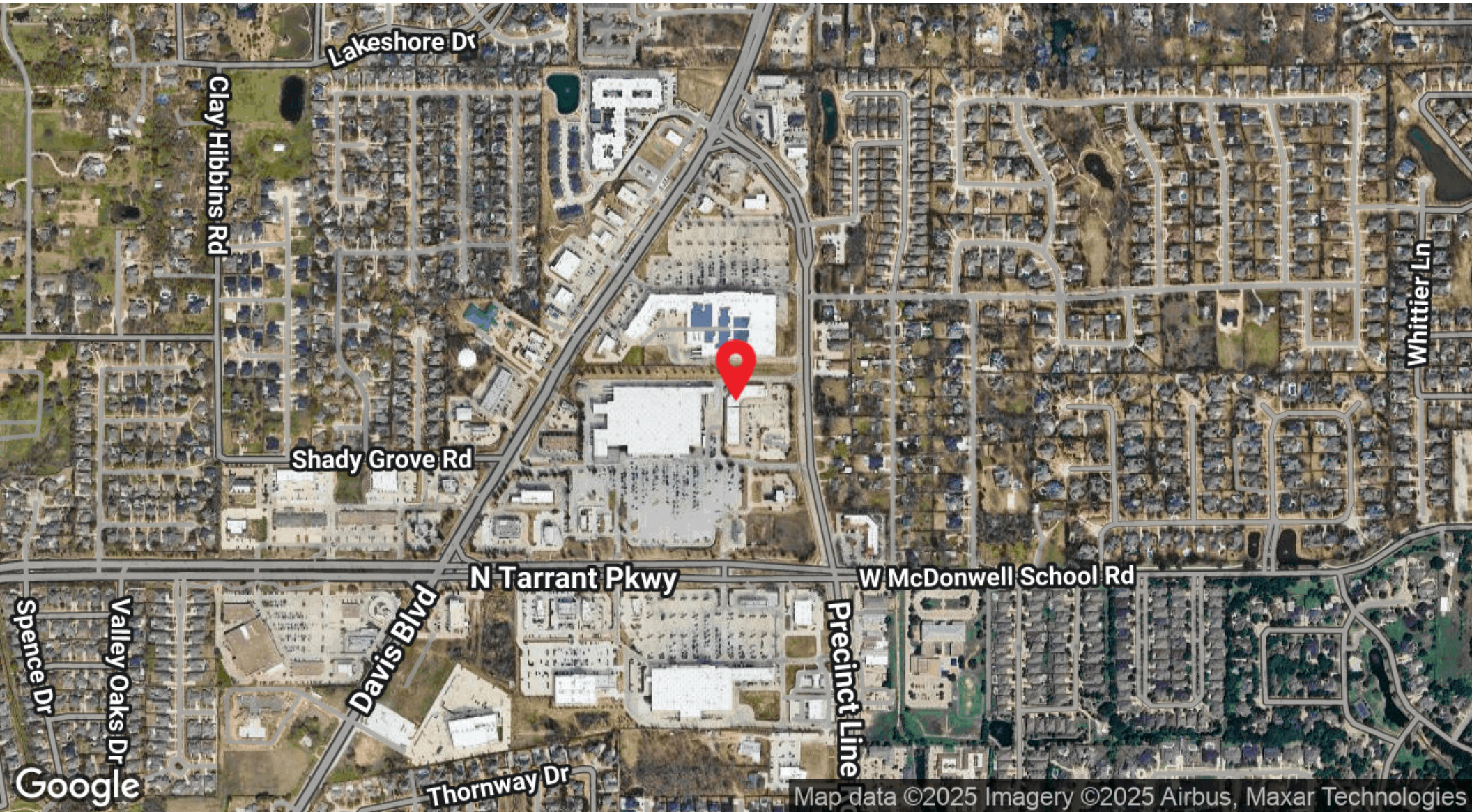
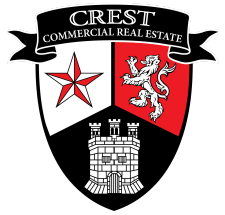
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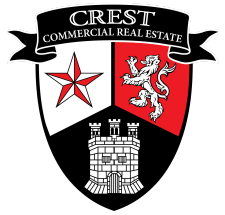
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,131 - 1,272 SF	Lease Rate:	Negotiable

(Not to Scale)

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
AVAILABLE	Available	1,131 SF	NNN	Negotiable	150
AVAILABLE	Available	1,272 SF	NNN	Negotiable	155



Add text here...

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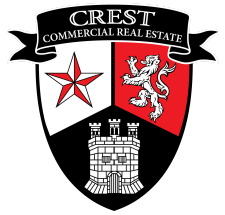
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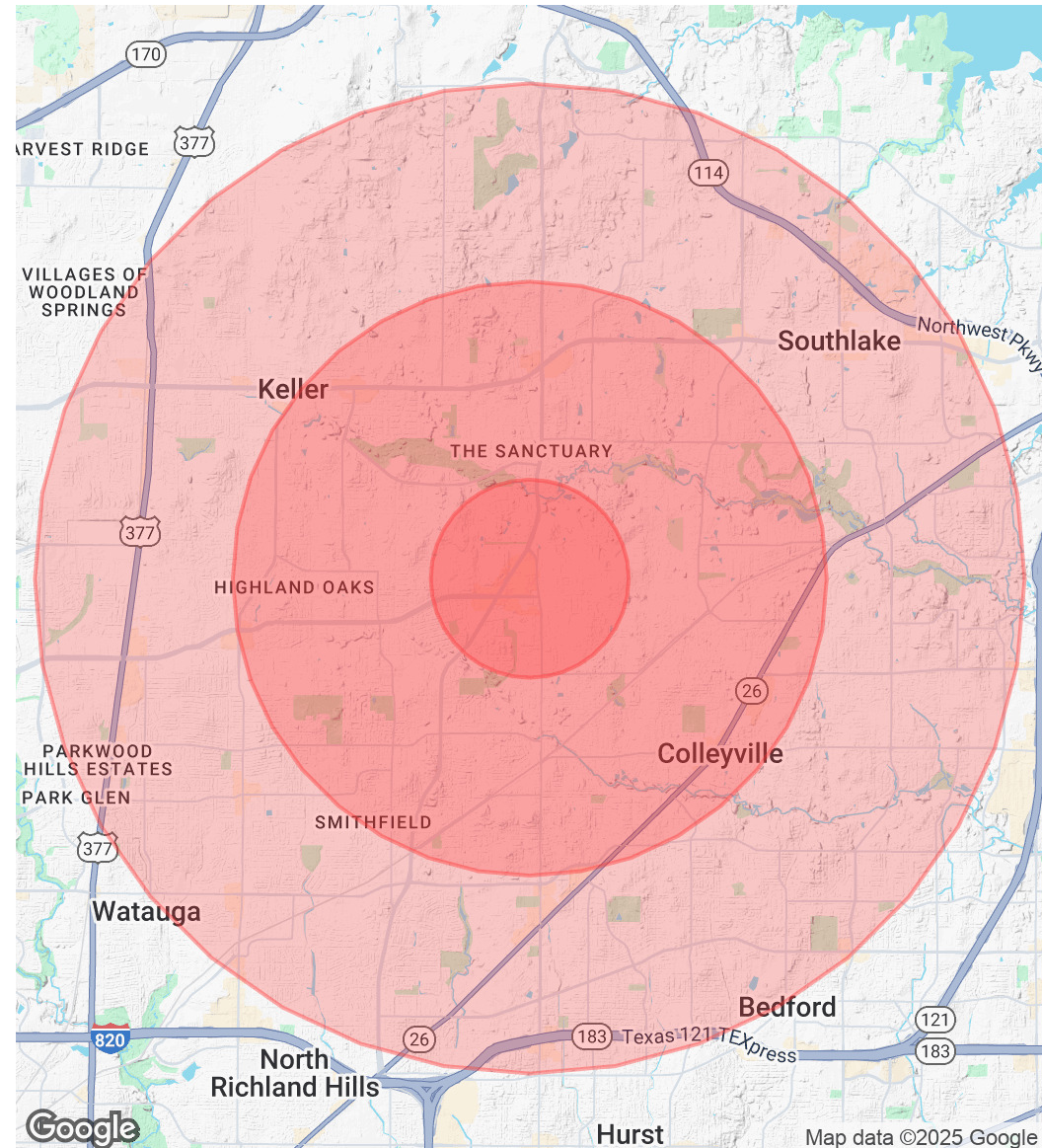


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,375	72,186	225,384
Average Age	46.3	44.4	40.8
Average Age (Male)	44.3	42.6	39.5
Average Age (Female)	47.4	45.2	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,493	25,539	81,071
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$196,977	\$179,778	\$146,650
Average House Value	\$829,444	\$513,414	\$393,611

RACE	1 MILE	3 MILES	5 MILES
% White	88.3%	86.9%	81.2%
% Black	3.1%	2.6%	4.4%
% Asian	2.1%	5.3%	6.5%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.4%	0.2%	0.6%
% Other	1.0%	0.8%	2.3%

2020 American Community Survey (ACS)



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