



### **COCKRELL HILL AND REDBIRD**

5815 S. Cockrell Hill, Dallas, TX 75236

# Highlights

#### **Overview**

This high-traffic, new construction strip center, attached to a high volume Chevron Gas Station, is now available for leasing.

Potential tenants include: Laundromat,
Nail Salon, Hair Salon, Insurance
Agency, Donut Shop, Vape/Smoke/CBD
Shop, Restaurant, Coffee shop and more.

Lease: \$25 PSF NNN

### **Important Details**

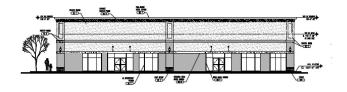
- Total Building Sqft: 9500
- Lease Available 2500/1200/1200 (Can be combined)
- Land Acres: 1.59 Acres
- Parking: 60+ Spots
- Over 30k Vehicles Per Day
- Signalized Intersection in Growing Area
- Zoned CR Community Retail

**Note**: Store planned opening is Mid-July. Spaces will be white-boxed for tenants.

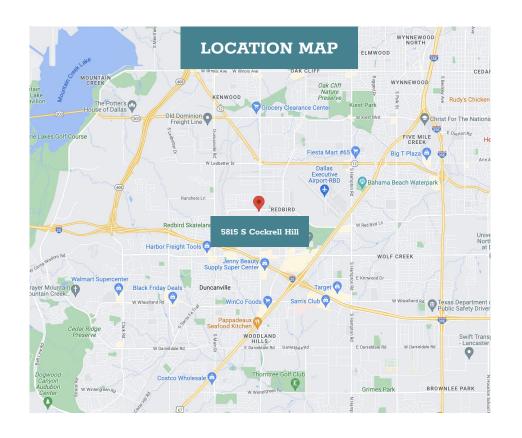


## **DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
POPULATION:	11,104	97,616	261,910
MEDIAN AGE:	30	34	34
# HOUSEHOLDS:	3,680	34,619	85,368
AVG INCOME:	\$58k	\$70.4K	\$73K

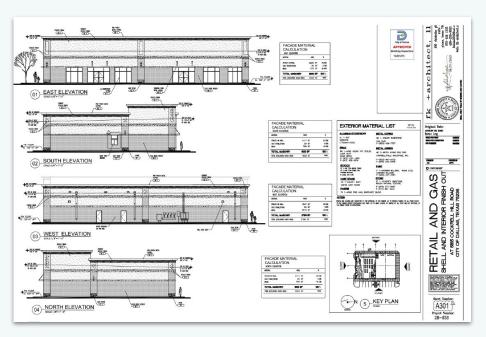


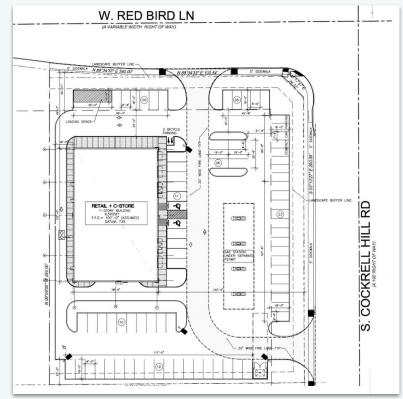
Full feasibility report, survey, site plan and market analysis available upon request.





### SITE PLAN AND ELEVATION









### **Contact**

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