



**FOR LEASE**

**AVAILABLE SPACES**

2,000 - 4,000 SF

**LOT SIZE**

1.66 AC

**ZONING**

C-3

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## EXECUTIVE SUMMARY

Great office or retail space located on Redd Rd. between Interstate-10 and Doniphan Dr. New construction completed during the 4 QTR of 2024. We have 2 available spaces of 2,000 Sq. Ft. each that include 2 nicely finished restrooms, utility closet, water fountain fire extinguisher per space. Suites can be leased independent or combined to provide a total of 4,000 Sq. Ft. each.

## PROPERTY HIGHLIGHTS

- Great and easy to access location
- Just ½ a block from Interstate-10
- Ready to occupy
- Landlord will provide flooring allowance
- Medical or retail capable
- Great parking



## AREA TRAFFIC GENERATORS



## DEMOGRAPHIC SNAPSHOT 2024



**80,312**  
**POPULATION**  
3-MILE RADIUS



**\$103,406**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$77,631**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
E REDD RD: 11,764VPD  
GUS RALLIS : 1,326VPD  
(TDT)





