



1010, 1006, & 1018 NW RADIAL HWY
1000 SF - 1972 SF

OFFICE/RETAIL BAYS | FOR LEASE



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

RENT	\$8/SF
NNN	\$5.29/SF
SF AVAILABLE	1,000-1,972

DESCRIPTION

Available for lease: Three versatile commercial spaces at 1006, 1010, and 1018 NW Radial Hwy, with zoning that allows for light industrial use, located just north of the intersection of Saddle Creek and Cuming. The property offers strong visibility along NW Radial Hwy and features open floor plans well suited for a variety of uses, including light industrial, retail, and office. The flexible layouts provide adaptability for many business operations, making this an excellent opportunity in a well-traveled corridor.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



PARKING & TRANSPORTATION

PARKING RATIO	2.19/1,000 SF
PARKING TYPE	Surface
TRAFFIC COUNT	39,089

PROPERTY & LOCATION HIGHLIGHTS

- **Location with High Visibility:** Situated just north of the intersection of Saddle Creek and Cuming Streets, this property benefits from excellent visibility along NW Radial Highway.
- **Ample Parking and Accessibility:** Offers convenient access for both employees and customers.
- **Flexible Open Floor Plans:** Open layout, allowing for easy customization to suit various business needs, whether retail or office.

BUILDING INFORMATION

BUILDING SIZE	11,400
MIN DIVISIBLE	1,000
MAX CONTIGUOUS	1,972
NUMBER OF FLOORS	1
YEAR BUILT	1974

ADDITIONAL INFORMATION

ZONING	GC
NUMBER OF ACRES	0.87

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,691	152,889	289,114
AVERAGE AGE	34.4	33.5	34.8

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,562	63,730	116,709
PEOPLE PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$81,905	\$59,633	\$72,235
AVERAGE HH VALUE	\$251,553	\$171,576	\$166,184

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SPACE DETAILS

1006

SF	1,972
LEASE RATE	\$8/SF
NNN	\$5.29/SF
TOTAL MONTHLY	\$2,183.99

1018

SF	1,000
LEASE RATE	\$8/SF
NNN	\$5.29/SF
TOTAL MONTHLY	\$1,107.50

1010

SF	1,020
LEASE RATE	\$8/SF
NNN	\$5.29/SF
TOTAL MONTHLY	\$1,129.65



PHOTOS

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