



Prime 38th Street Retail Space Available

Frontage on - 38th St - Lafayette Rd - Georgetown Rd

- 2,000 / 2,975 sf available - can combine 4,975 sf
- 19,260 sf can be made available / divisible
- Adjacent to the new Alamo Draffthouse Cinema
- Multiple points of entry with high visibility and access off of three major thoroughfares with over 120,000 cars per day
- Ideal International Marketplace location and co-tenancies
- Pylon and monument signage available

TRAFFIC COUNTS

38th Street - 59,000 ADT

Lafayette Road - 35,425 ADT

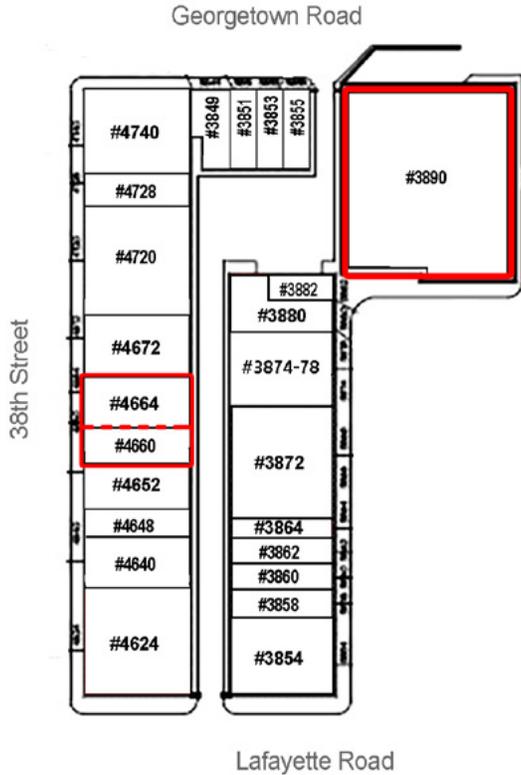
Georgetown Road - 26,500 ADT

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	11,773	\$72,966	4,087	3,913
3 Mile	104,423	\$74,938	42,132	29,194
5 Mile	249,329	\$88,561	99,927	116,855

CONTACT

McCrea Property Group
For More Information



UNIT	TENANT	SIZE
3854	Joyeria Rubi	4,800
3858	Partners Personnel	1,600
3860	Venus Salon	1,600
3862	Boutique/Spa	1,600
3864	Elite Nutrition	1,200
3872	Super Morelos	6,800
3874-78	La Hacienda	4,800
3880	El Fogon	2,200
3882	Vity's Alterations	1,000
3890	Available / Can Divide	19,260
3849	Alex Nails	1,600
3851	Delicias Jalisco	1,200
3853	DHL	1,200
3855	About Face Salon	1,200
4624	Mega Furniture/Rugs	7,200
4640	Money Saver Int'l Food Market	4,000
4648	Crowned Hair & Beauty Supply	1,600
4652	Bestaff LLC	2,800
4660	Available/Can be combined	2,000
4664	Available/Can be combined	2,975
4672	A Taste of Yemen	3,425
4720	38th Buffet	6,400
4728	Style N Dial	1,600
4740	7 Days Dentist	4,800

Pylon Sign



Monument Sign

