

FOR LEASE

MIXED-USE / RETAIL PROPERTY



601 N OAK ST, ROANOKE, TX 76262



PROPERTY HIGHLIGHTS

- ±1,000 - 5,000 SF
- Mixed-Use Development
- Retail / Office
- Shell Condition
- Unique Dining Capital of Texas
- Historic Downtown Roanoke
- Close proximity to 377 & SH 114

LEASE RATE CALL FOR PRICING



CONTACT INFORMATION

LON LLOYD, CCIM

Office: 817.488.4333

Cell: 817.528.0377

lon@championsdfw.com

JIM KELLEY

Office: 817.488.4333

Cell: 817.909.7875

jim@championsdfw.com

Champions DFW Commercial Realty

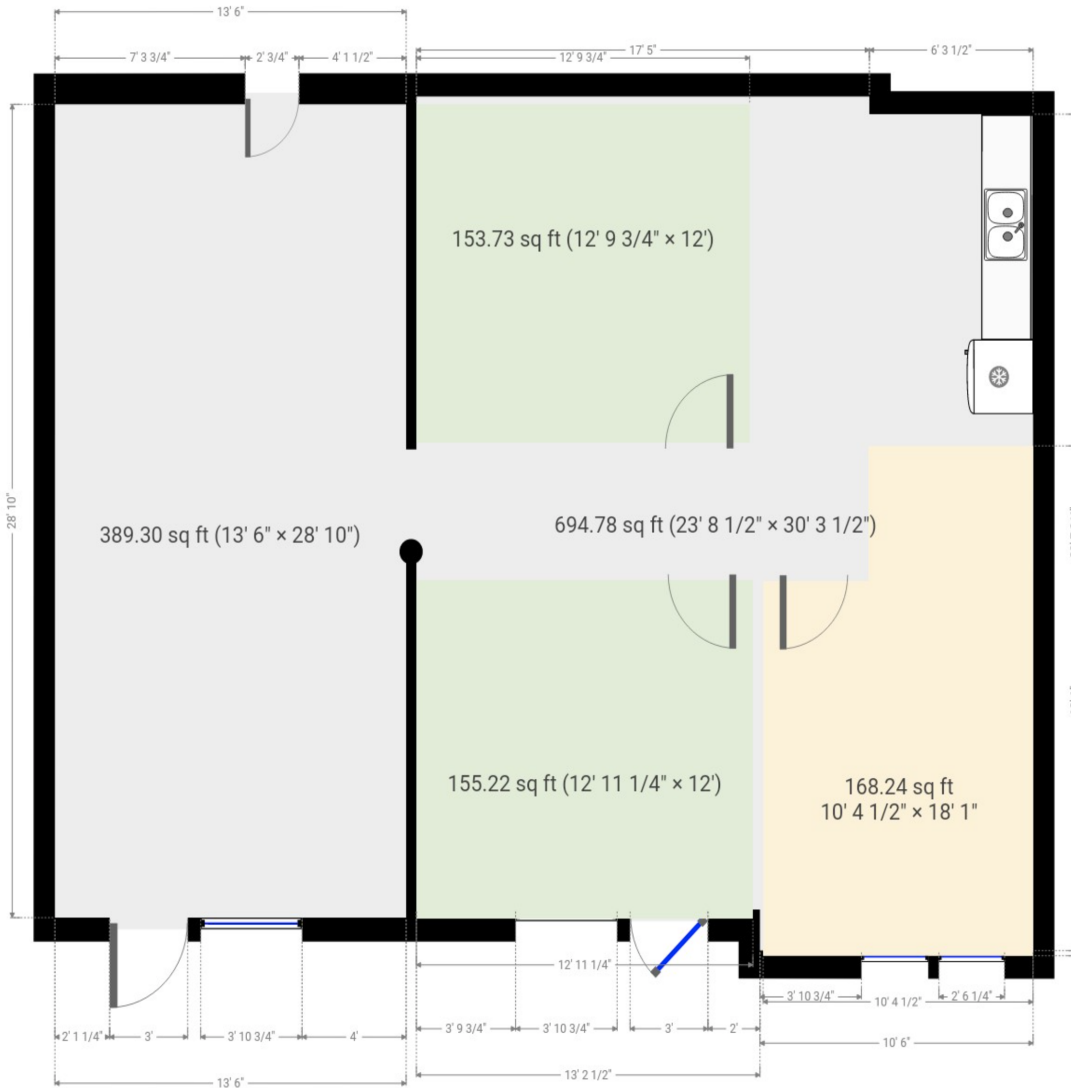
1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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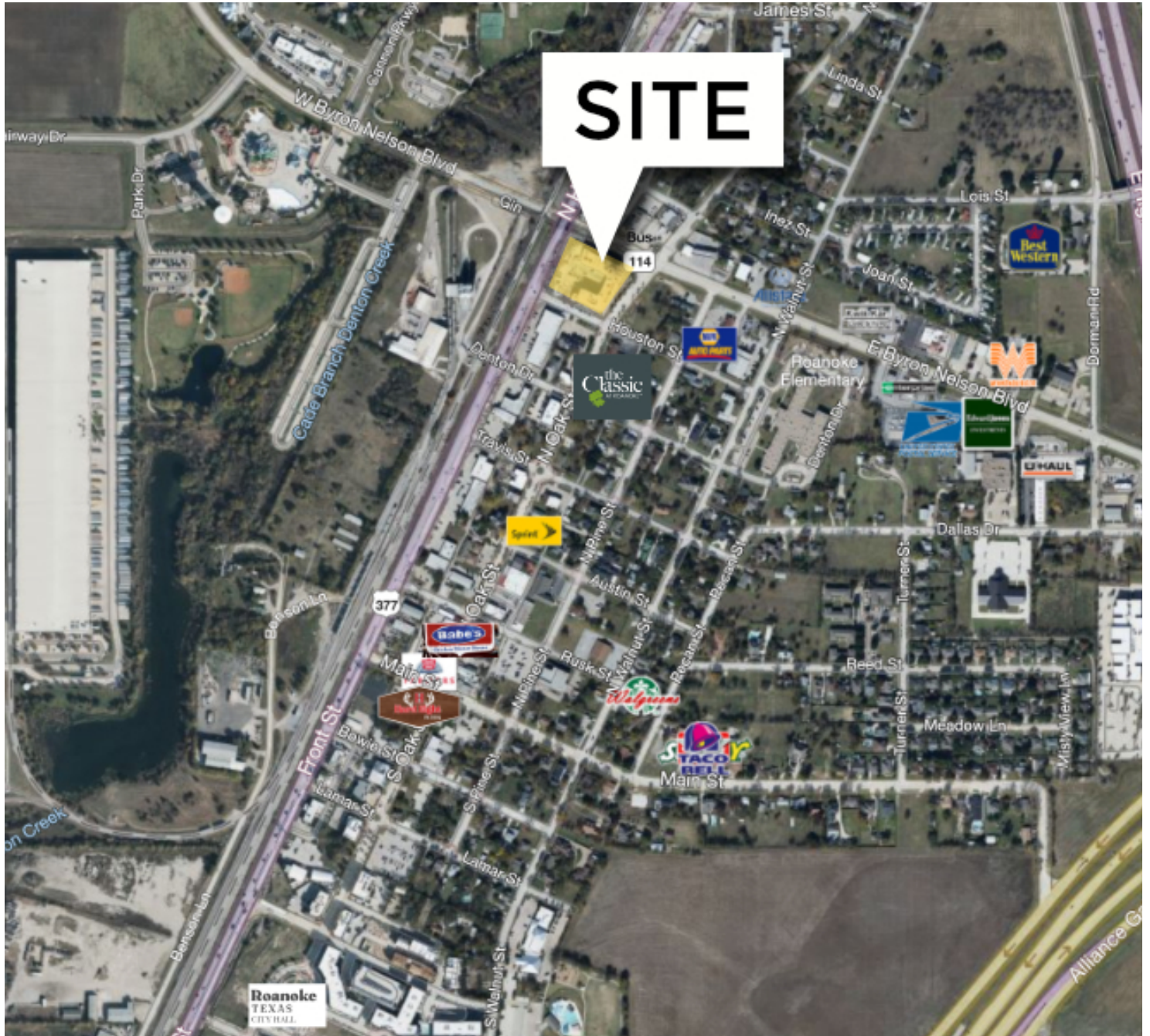
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AERIAL



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TRAFFIC COUNT



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,606	58,509	348,354
Average age	33.2	36.0	36.0
Average age (Male)	32.8	36.2	35.7
Average age (Female)	34.1	35.8	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	711	20,450	116,058
# of persons per HH	2.3	2.9	3.0
Average HH income	\$71,278	\$113,786	\$118,887
Average house value	\$221,126	\$279,415	\$275,839

** Demographic data derived from 2020 ACS - US Census*

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BROKER CONTACTS



LON LLOYD, CCIM

Director of Investment Services

C: 817.528.0377
lon@championsdfw.com



JIM KELLEY

Principal/Broker

C: 817.909.7875
jim@championsdfw.com

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