



MELBOURNE PLAZA – FOR LEASE

910-981 Melbourne Road, Hurst, TX 76053

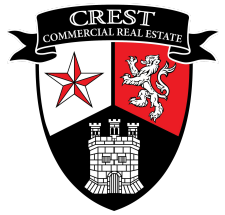
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9330 Lyndon B Johnson Fwy #1080, Dallas, TX 75243 | 214.696.6677 | crestcommercial.com

Melbourne Plaza

For Lease

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PROPERTY DESCRIPTION

Presenting an exceptional leasing opportunity in Hurst, TX. This prime commercial property at 910-981 Melbourne Road offers versatile office spaces, ample parking, and a professional atmosphere conducive to productivity. Boasting modern amenities, customizable floor plans, and responsive management, it's the perfect location for businesses seeking a distinct professional presence. The property provides a strong foundation for success, with its strategic layout and emphasis on functionality. Whether for established firms or budding ventures, this property offers an ideal environment for fostering growth and achieving business objectives. Seize the opportunity to elevate your professional image and thrive in the well-appointed surroundings of 981 Melbourne Road.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,587 - 2,400 SF
Building Size:	50,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,493	39,224	106,739
Total Population	13,632	101,571	274,753
Average HH Income	\$82,484	\$96,005	\$100,106

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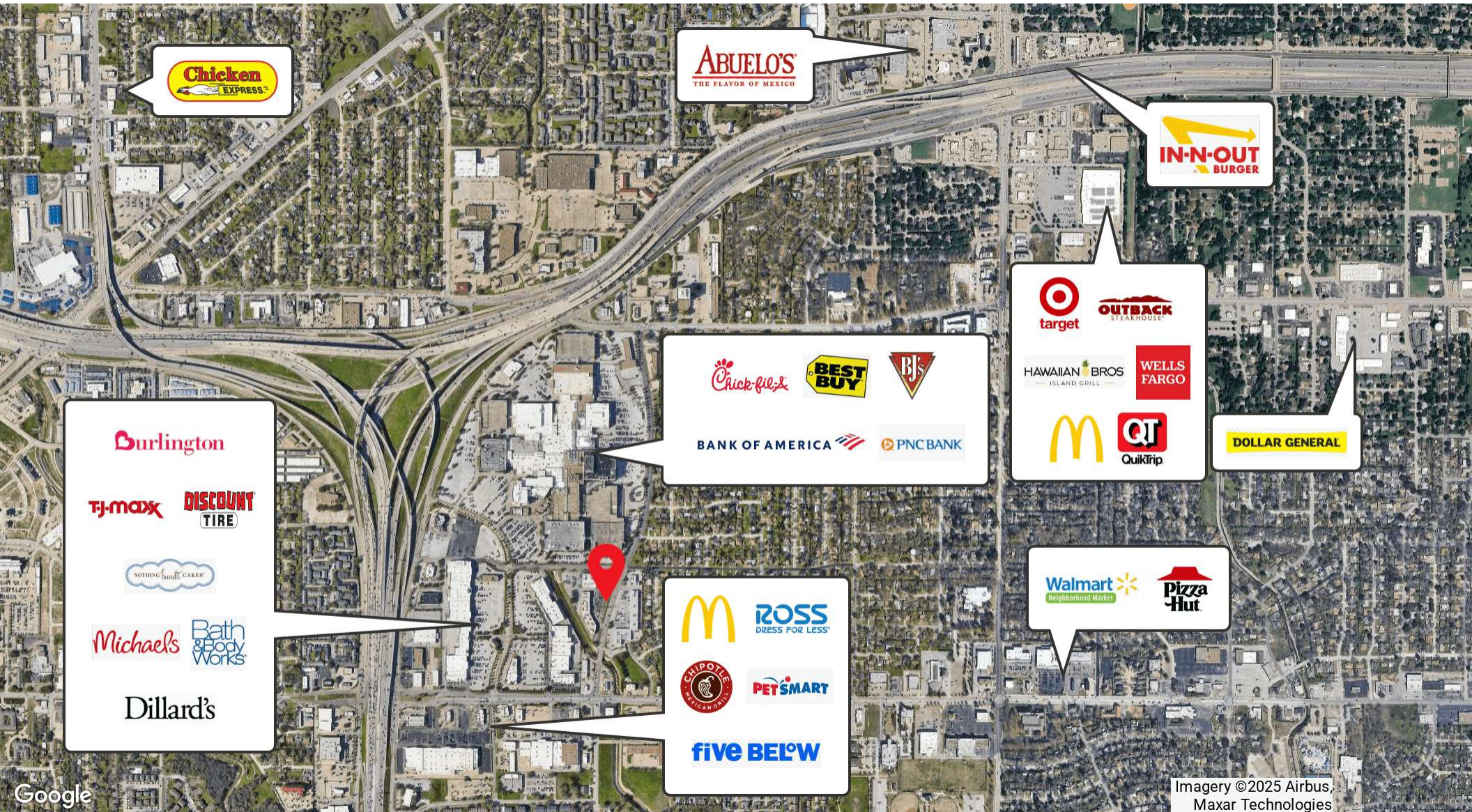
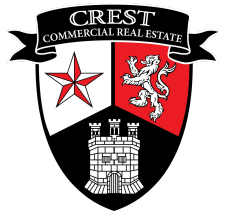
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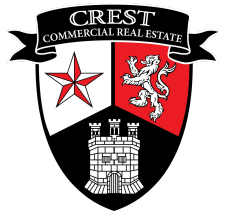
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,587 - 2,400 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
AVAILABLE	Available	1,800 SF	NNN	Negotiable	Suite 921
AVAILABLE	Available	2,400 SF	NNN	Negotiable	Suite 945
AVAILABLE	Available	1,587 SF	NNN	Negotiable	Suite 957



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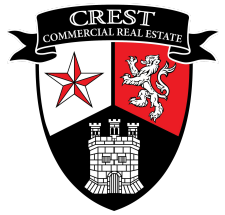
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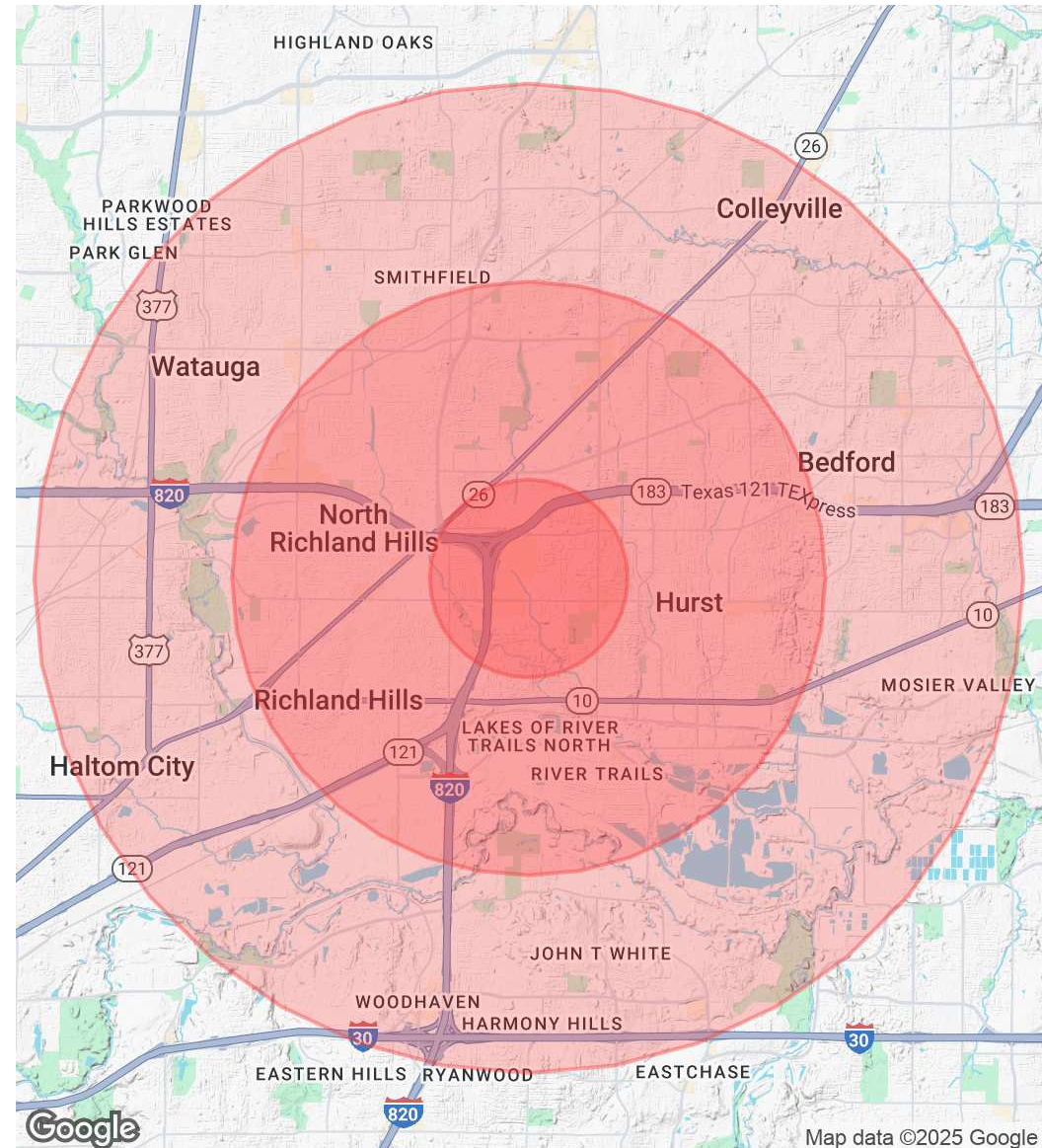
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,632	101,571	274,753
Average Age	39	40	40
Average Age (Male)	37	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,493	39,224	106,739
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$82,484	\$96,005	\$100,106
Average House Value	\$277,533	\$319,482	\$339,214

Demographics data derived from AlphaMap



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