

## RETAIL FOR LEASE

# GRAND PLAZA

126 E Highway 80, Forney, TX 75126



**PRICE PER UNIT:** \$4100 Monthly Includes NNN

**AVAILABLE SF:** 2,600 SF

**LEASE RATE:** \$16.00 SF/Month (NNN)

**LOT SIZE:** 2.16 Acres

**BUILDING SIZE:** 7,500 SF

**YEAR BUILT:** 2007

**ZONING:** Commercial

**CROSS STREETS:** Highway 80 Between FM 548 And FM 740

**TRAFFIC COUNT:** 25,000

### PROPERTY OVERVIEW

Bring your vision to Forney and enjoy this high growth area within minutes of Rockwall, Sunnyvale, Terrell and Mesquite. This 2600 SF Lease Space is available and ready for your business. 4 offices, 2 bathrooms, open space, reception-lobby area, Cat 5 wiring, laminate flooring and plenty of parking. Tenants in center are Twice around 2, Mustang Cleaners, and Home Décor. The space is \$16.00 SF Plus \$3.00 NNN. Total Monthly Rent approximately \$4100.

### PROPERTY FEATURES

- 2600 SF
- 4 Offices
- 2 Bathrooms
- Signage
- Plenty of Parking

**KW COMMERCIAL**  
2701 Sunset Ridge  
Rockwall, TX 75032

**CINDY MILLER**  
Realtor/Broker  
214.325.3646  
cmiller54@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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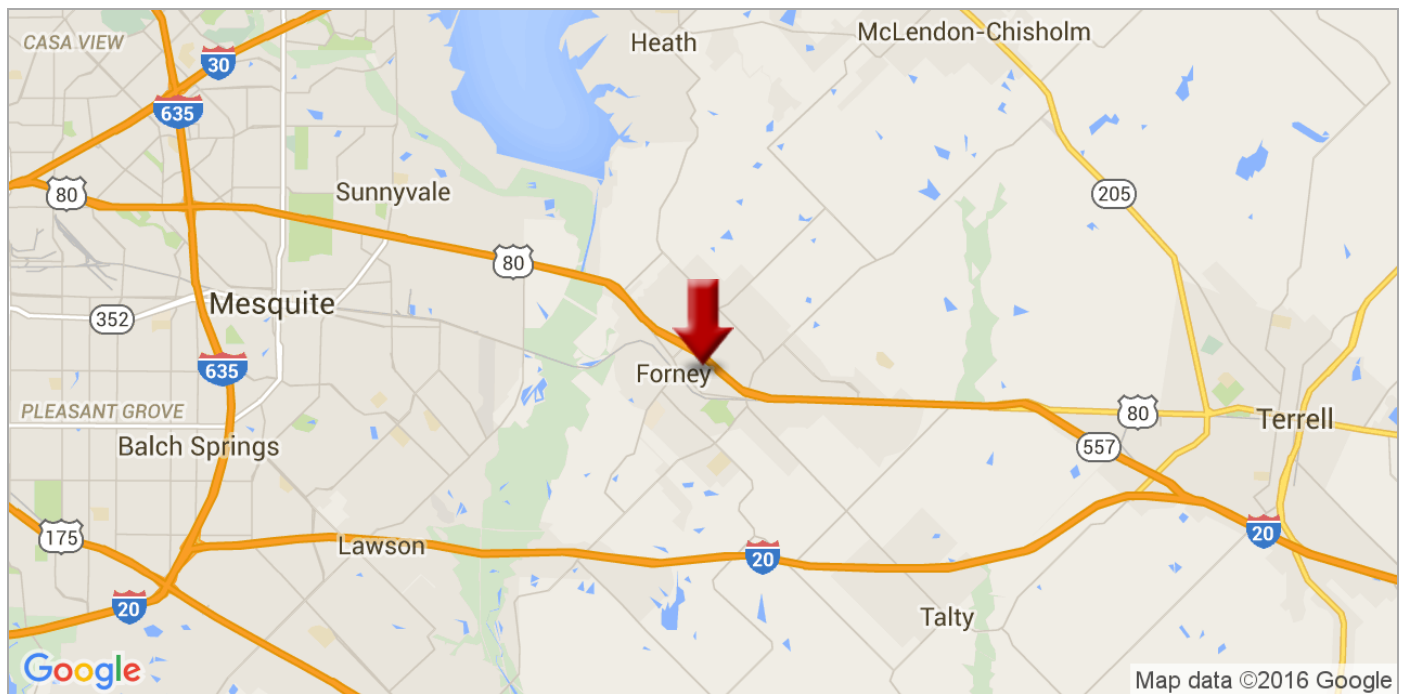
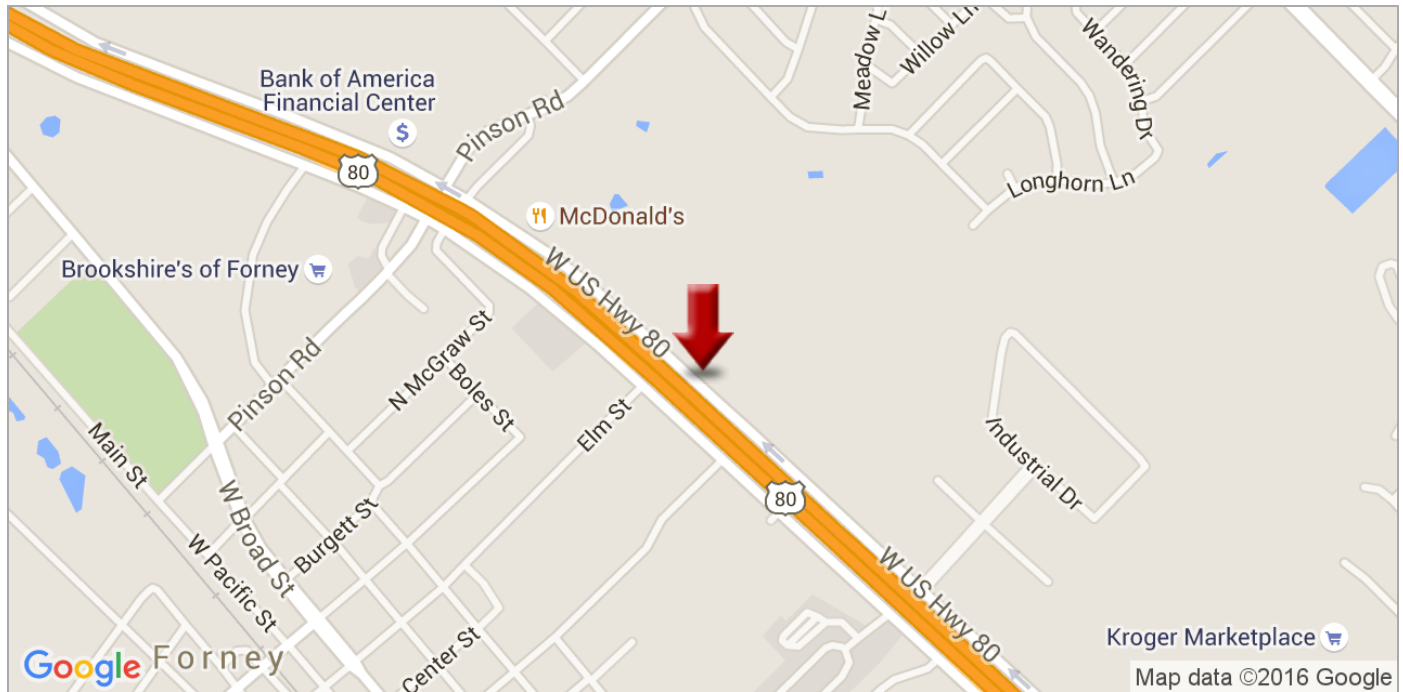
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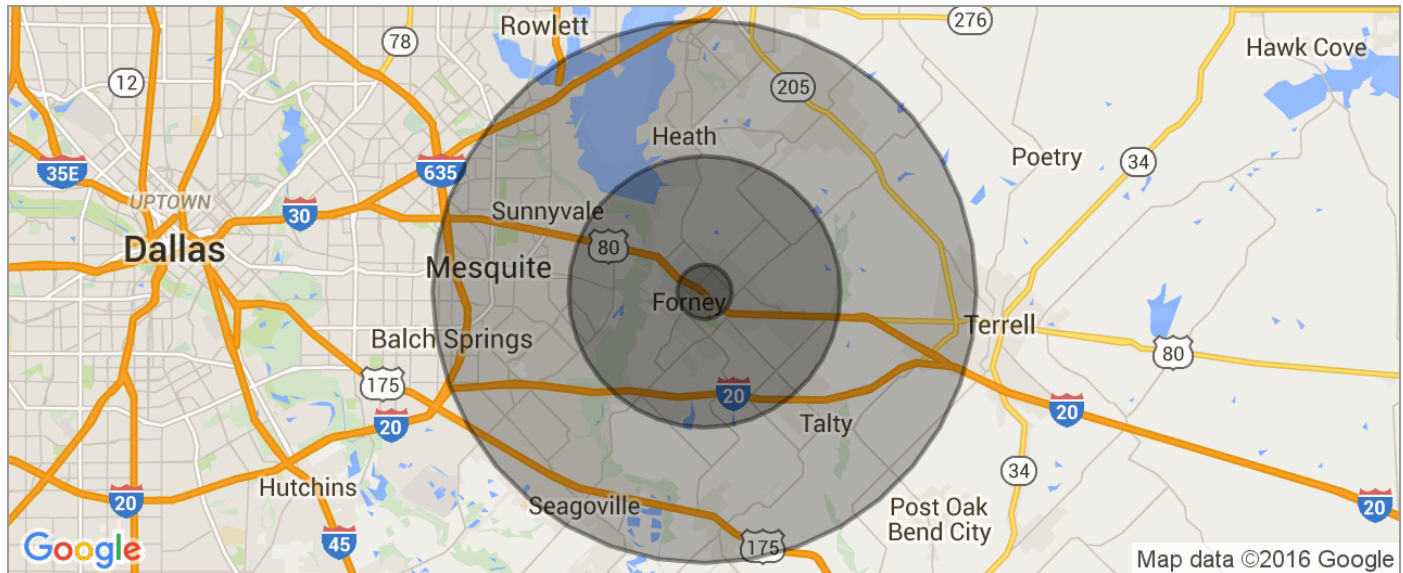
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	929	27,242	177,483
MEDIAN AGE	33.1	33.0	33.9
MEDIAN AGE (MALE)	32.9	32.6	32.8
MEDIAN AGE (FEMALE)	33.3	33.4	34.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	298	8,650	58,341
# OF PERSONS PER HH	3.1	3.1	3.0
AVERAGE HH INCOME	\$89,129	\$89,535	\$78,735
AVERAGE HOUSE VALUE	\$182,090	\$201,072	\$185,720
RACE	1 MILE	5 MILES	10 MILES
% WHITE	84.5%	80.1%	72.4%
% BLACK	9.7%	13.8%	16.8%
% ASIAN	0.8%	1.6%	3.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.4%	0.3%
% OTHER	1.6%	2.2%	4.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	11.5%	13.5%	22.9%

\* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
126 E Highway 80	Strip Center	\$16.00 SF/MONTH	NNN	2,600 SF	VACANT

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