

RETAIL FOR LEASE

GRAND PLAZA

126 E Highway 80, Forney, TX 75126



AVAILABLE SF: 1,450 SF

LEASE RATE: \$1,941 Per Month (NNN)

BUILDING SIZE: 7,200 SF

YEAR BUILT: 2008

ZONING: Commercial

MARKET: East Of Dallas, Rockwall, Kaufman

PROPERTY OVERVIEW

Bring our business to Forney to this 1450 SF for with 3 offices, Cat 5 wiring, carpet, lobby and reception area. Plenty of parking. \$16.00 plus \$3.00 NNN. Suite 102 - 1450 SF.

PROPERTY FEATURES

- Lobby/Showroom
- 3 Offices
- Restroom
- Plenty of Parking
- Signage

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.

www.kwcommercial.com

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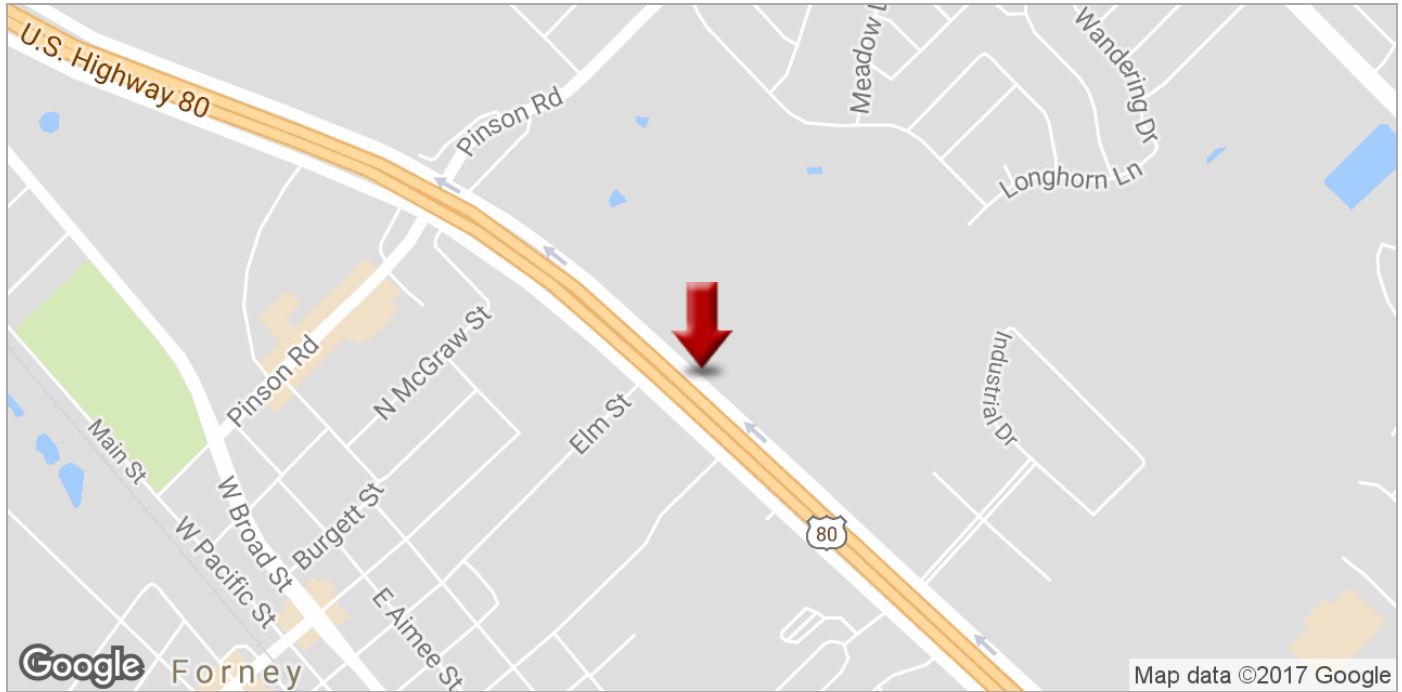
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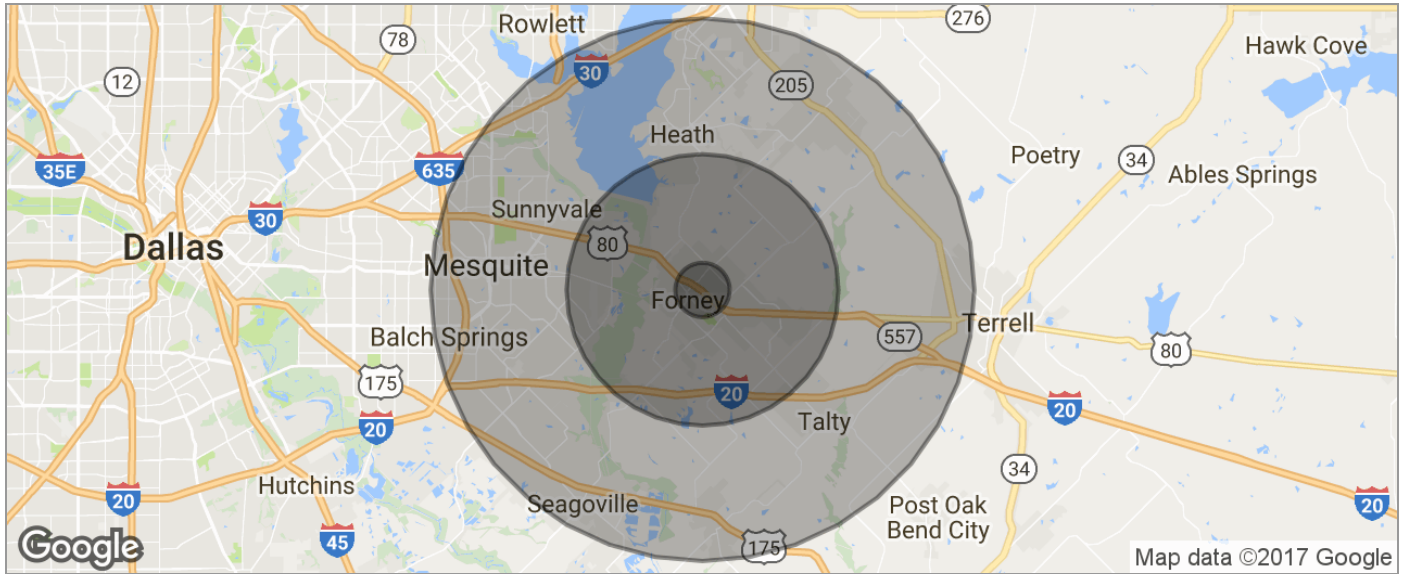
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	930	27,252	177,616
MEDIAN AGE	33.1	33.0	33.9
MEDIAN AGE (MALE)	32.9	32.6	32.8
MEDIAN AGE (FEMALE)	33.3	33.4	34.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	298	8,654	58,386
# OF PERSONS PER HH	3.1	3.1	3.0
AVERAGE HH INCOME	\$89,194	\$89,512	\$78,665
AVERAGE HOUSE VALUE	\$181,469	\$201,001	\$185,617
RACE	1 MILE	5 MILES	10 MILES
% WHITE	84.4%	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	11.6%	13.6%	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	\$1,941 PER MONTH	NNN	1,450 SF	VACANT

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