

# AVAILABLE FOR LEASE

## PRIME RETAIL SPACE



**BUILDING ELEVATION**

Ellis & Tinsley

### **HEBRON PARKWAY RETAIL CENTER**

Halbach • Dietz  
Architects

**1500 W. HEBRON PKWY • Carrollton, TX 75010**

#### THE BASICS

- Project:** Highly visible 18,150 sq. ft. retail center between Goodyear and Sonic Drive-In
- Area:** Exploding growth of new homes and commercial activity
- Location:** 1500 West Hebron Parkway one block east of Hwy 121 in Carrollton, Texas between Goodyear & Sonic
- Zoning:** "LR-2" Local Retail
- Traffic Count:** 40,000 Cars per day
- Available Space:** 1,500 sq. ft. (20'x75') up to 10,000 sq. ft.
- Lease Rate:** \$20.00 nnn +\$5.00 nnn
- Tenant Imp:** \$15.00 per sq. ft.
- Availability:** 2<sup>nd</sup> quarter of 2007

#### CONTACT

**Bill Ellis**  
Ellis & Tinsley, Inc.  
**817.737.5000**  
bellis@ellis-tinsley.com

#### DEMOGRAPHICS

	2006	1 mile	3 Mile	5 Mile
Population		7901	54,836	201,793
5 yr Projected		11,417	70,108	237,940
Avg. HH Inc.		\$108,042	\$104,598	\$123,400

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