

RETAIL SPACE FOR LEASE

Carriage Park Center



For more

information

or to

schedule

a showing

please contact

Tony or Calvin.

ADDRESS

Near Central & Edgemoor (NE Corner)

TRAFFIC COUNT**

19,918 per day

VACANT SPACE / 555 BUILDING

| Suite | Sq. Ft. |
|-------|-------------------------------|
| 103 | 3,276 -- former dental office |

DEMOGRAPHICS** 1 mile 3 miles 5 miles

| | | | |
|---------------------|----------|----------|----------|
| 2011 Population | 12,079 | 97,462 | 203,668 |
| 2011 Ave. HH Income | \$70,169 | \$54,850 | \$55,946 |

VACANT SPACE / 625 BUILDING

| Suite | Sq. Ft. |
|-------|---|
| 105 | 4,104 -- office floor plan |
| 140 | 8,126 -- office floor plan |
| 170 | 2,100 -- office floor plan |
| 190 | 4,900 -- ground floor entry, 2nd floor offices |

LEASE RATE

Base Rent: \$8.00 psf
Taxes, Insurance & CAM \$3.75 psf (est.)

VACANT SPACE / 650 BUILDING

| Suite | Sq. Ft. |
|-------|-------------------------------------|
| 80 | 4,877 -- formerly Firstcare |
| 90 | 1,910 -- former beauty salon |
| 100 | 4,200 -- former surgery center |
| 113 | 2,100 -- formerly Redeemed Church |
| 130 | 6,158* -- formerly Sake Steak House |
| 145 | 1,959 -- office space |
| 160 | 9,875* -- showroom / whse / OHD |

* combine for 16,033 sq. ft.

COMMENTS

- Remodel costs are negotiable
- Ideal for retail, office, medical, insurance, service
- Businesses include: Kelcy's Dance Studio, Thai Tradition Restaurant, Via Christi Therapy, The Hand Center, Parker School Uniforms, Attitudes Dancewear, El Rodeo Mexican Restaurant, Midwest Blends, etc.
- Abundant front door parking
- **LED sign on Central Avenue**

Updated 10/17

**STDBonline



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