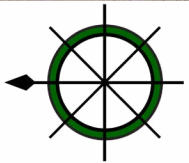


FOR LEASE



FORMER CARL'S JR
SEC OF HEBRON PKWY & OLD DENTON

CARROLLTON, TEXAS



DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

SCOTT RODGERS Partner
Scottrodgers@duwestrealty.com | 214.720.0004

BLAKE BARNES Associate
blakebarnesr@duwestrealty.com | 214.720.0004

4403 North Central Expressway #300 Dallas Texas 75205
duwestrealty.com

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OVERVIEW

- 4,105 SF Available (divisible)
- Freestanding Building w/ Drive-Thru
- Hard Corner, Signalized Intersection
- Anchored by Kroger
- Across from Kohl's & Walmart Neighborhood Market anchored shopping centers
- Nearby retailers include Pet Supplies Plus, Wells Fargo, Chase, BBVA, Legacy Texas, CiCi's Pizza, CareNow, Dunkin Donuts, Pizza Hut, Subway and many more.
- Call for Rates.



TRAFFIC COUNTS

Old Denton Rd: 31,476 VPD (TXDOT 2014)
 E Hebron Pkwy: 32,362 VPD (TXDOT 2014)

DEMOGRAPHICS

| | 1-mile | 3-mile | 5-mile |
|--------------------|-----------|-----------|-----------|
| 2019 Population | 17,394 | 101,351 | 266,996 |
| 5 Yr. Proj. Growth | 12.55% | 10.3% | 8.7% |
| Avg HH Income | \$125,388 | \$115,175 | \$102,004 |
| Daytime Pop. | 10,795 | 72,280 | 230,560 |



FORMER CARL'S JR | 1000 E. Hebron Parkway, Carrollton, Texas 75010



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