

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
NNN Rate:	\$3.00 SF/yr
Building Size:	9,066 SF
Available SF:	1,166 - 1,523 SF
Number of Units:	7
Year Built:	2003
Zoning:	Commercial

PROPERTY OVERVIEW

This retail strip is perfect for high-visibility signage along Hefner Road and includes an easily accessible parking lot with ample spaces for customers. Quality co-tenants like American Cleaners, Circle of Life Eyecare Center, and Posh Nails currently occupy space. A heavy flow of traffic from Northwest Expressway brings constant eyes to this retail space. One of the available spaces is ideally suited for medical use, offering the potential for a wide range of healthcare services.

PROPERTY HIGHLIGHTS

- Medical Space
- Drive Thru Possibility
- High visibility signage
- Ample Parking
- Quality Co-tenants
- Ease of Access
- High Traffic Along Hefner

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ADEN STRUBLE

7109 W HEFNER RD.
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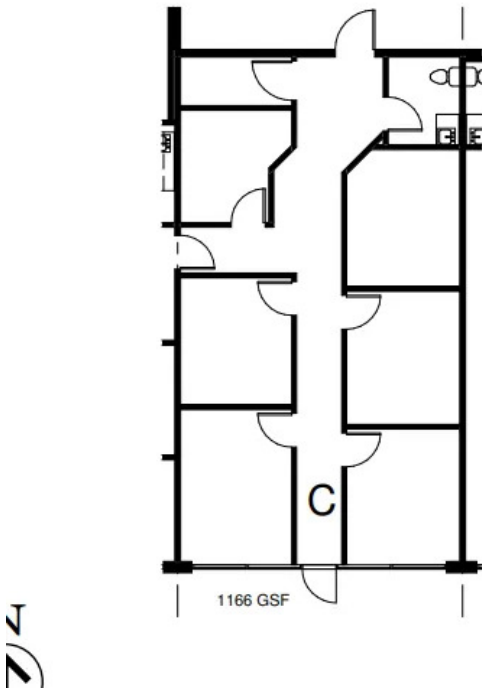
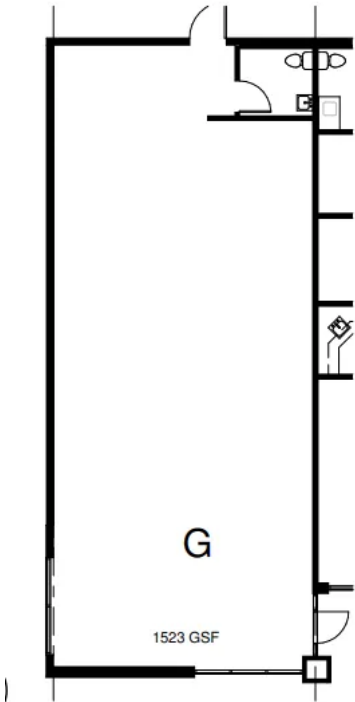
ADDITIONAL PHOTOS



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FLOOR PLANS

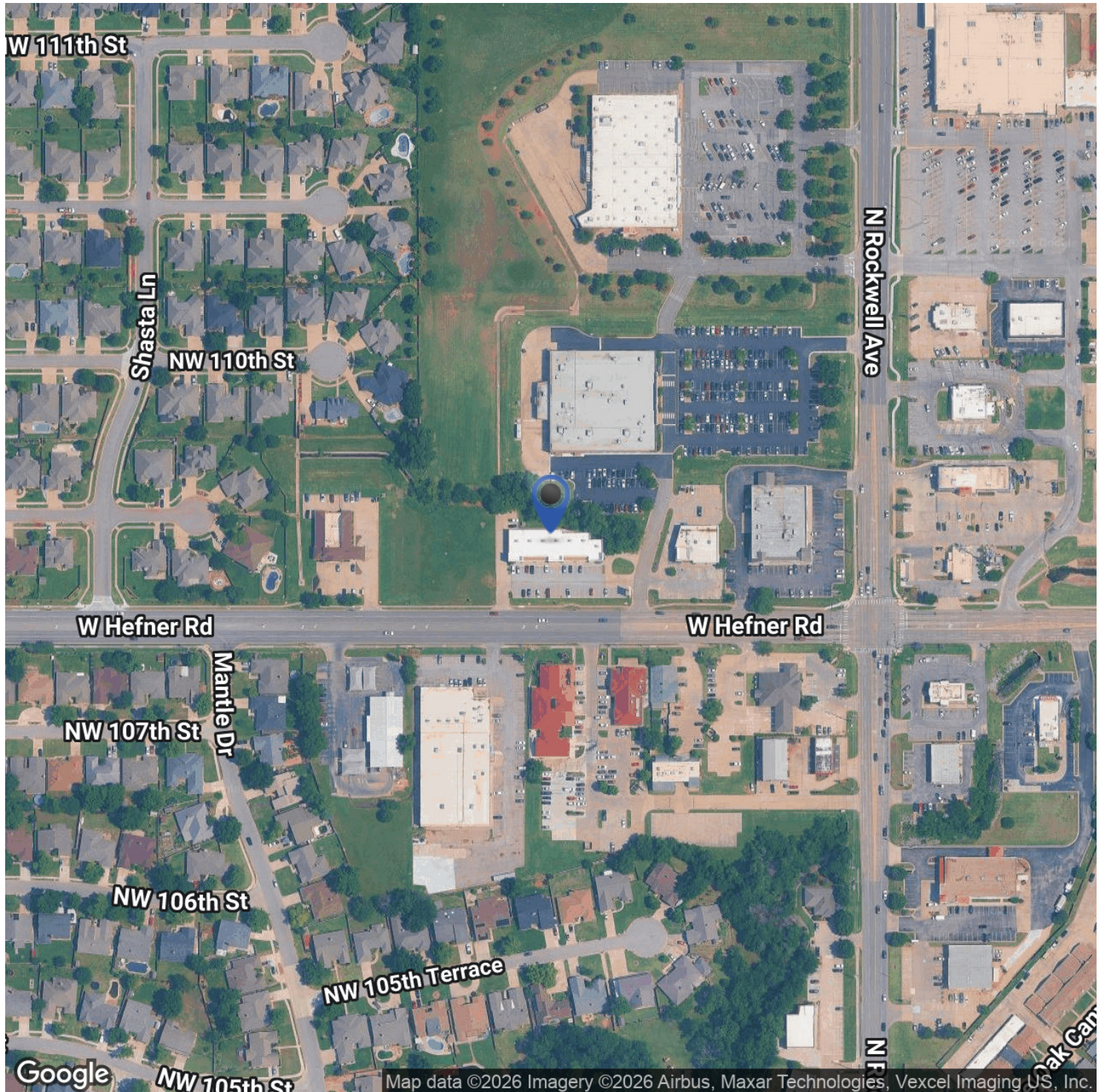


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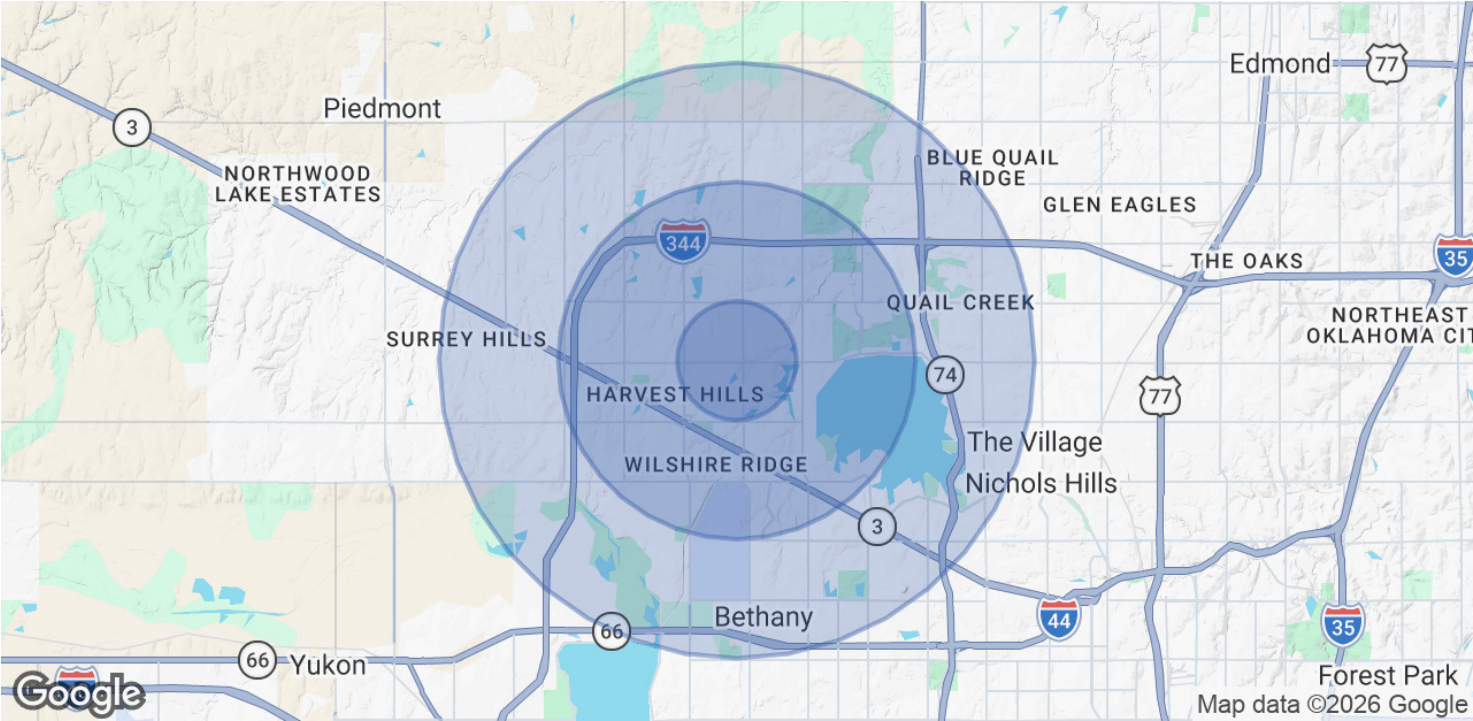
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,990	67,915	142,282
Average Age	47.0	39.6	37.7
Average Age (Male)	45.3	37.5	35.9
Average Age (Female)	48.6	41.2	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,067	30,618	64,094
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$84,776	\$80,515	\$79,005
Average House Value	\$180,661	\$183,595	\$184,915

2020 American Community Survey (ACS)

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