

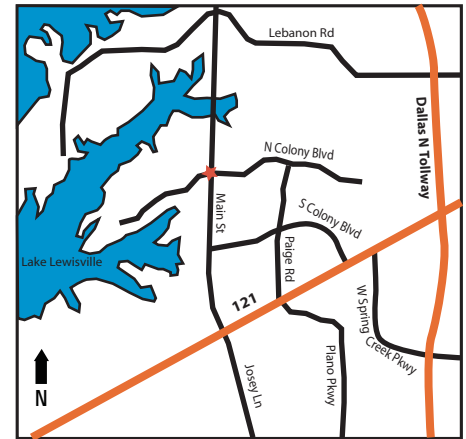
FOR LEASE — OAKS VILLAGE CENTER —

MAJOR RENOVATIONS COMPLETED
OFFERING UP TO 32,388 SQUARE FEET AND 1 PAD SITE



6805 MAIN STREET, THE COLONY, TEXAS 75056

- KROGER IS THE ANCHOR TENANT
 - OFFERING FROM 732 UP TO 32,388 SQUARE FEET FOR LEASE
 - NORTHWEST CORNER OF MAIN STREET AND N. COLONY BOULEVARD
 - SEVERAL NATIONAL CREDIT TENANTS
 - HEAVY PARKING
 - MAJOR RENOVATION COMPLETED INCLUDING NEW STONE, NEW METAL AWNINGS
 - CONCRETE PARKING AND REAR LOADING
 - YEAR ROUND LANDSCAPING
 - PROFESSIONAL PROPERTY MANAGEMENT
 - MINUTES FROM HIGHWAY 121, DALLAS NORTH TOLLWAY AND LAKE LEWISVILLE
 - PAD SITE AVAILABLE WITH A MINIMUM OF 21,245 SQUARE FEET FOR GROUND LEASE ONLY
- TRAFFIC COUNT - 50,000 CPD PROVIDED BY MARKET PLANNING SOLUTIONS - 2012



2004 DEMOGRAPHICS

	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
POPULATION:	32,491	68,580	220,828
NUMBER OF HOUSEHOLDS:	10,933	23,844	83,387
AVERAGE HOUSEHOLD INCOME:	\$102,039	\$111,044	\$104,871
MEDIAN HOUSEHOLD INCOME:	\$81,591	\$86,776	\$84,713

2008 DEMOGRAPHICS

THE COLONY
40,144
12,615
93,216
\$84,636

FOR INFORMATION CONTACT:

MARK ASTON
(972) 889-4400

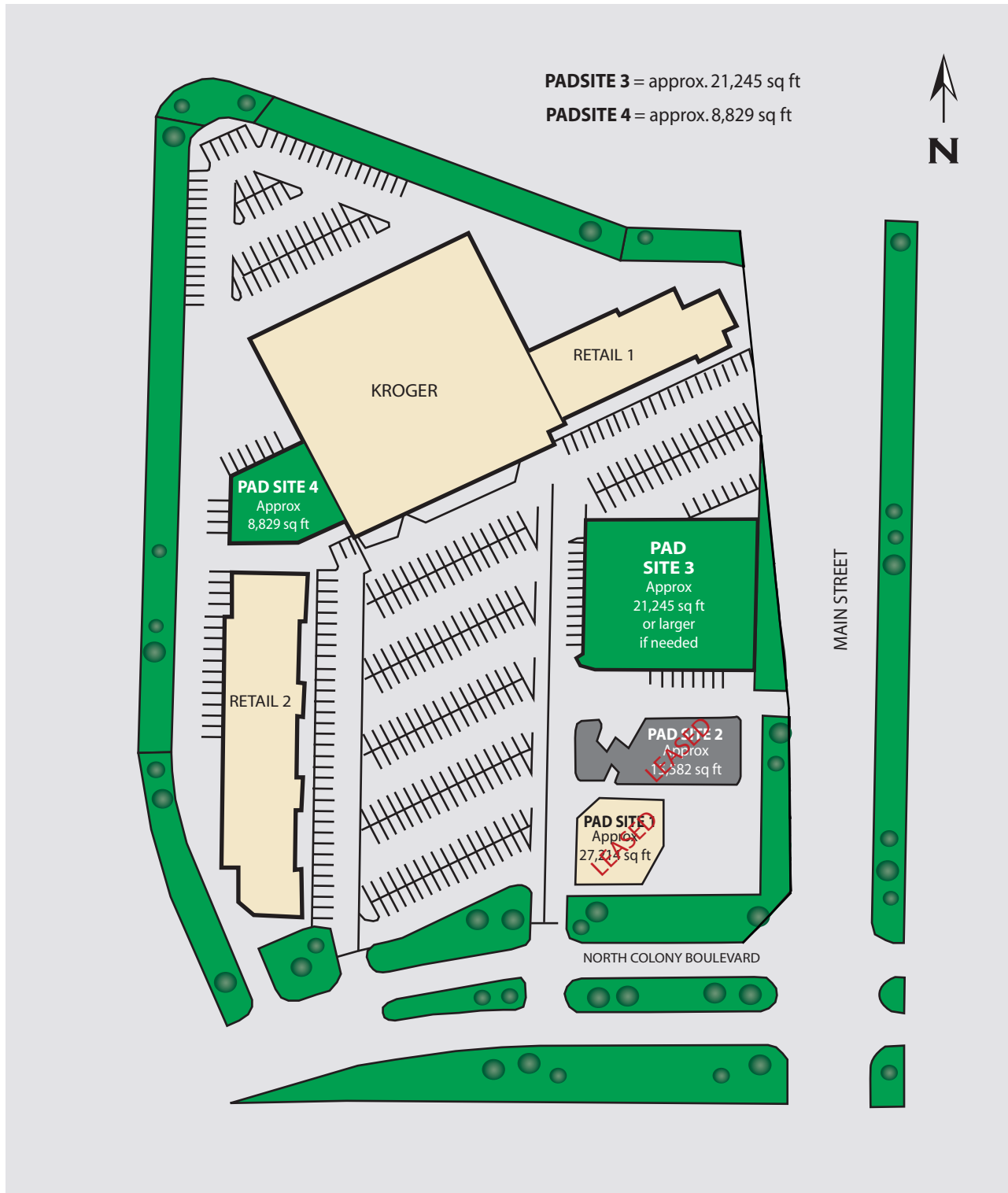
BRAD LIPTON
(972) 889-4404

MAVERICK
COMMERCIAL REAL ESTATE

FOR LEASE

OAKS VILLAGE CENTER

OFFERING UP TO 32,200 SQUARE FEET



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