

FOR LEASE

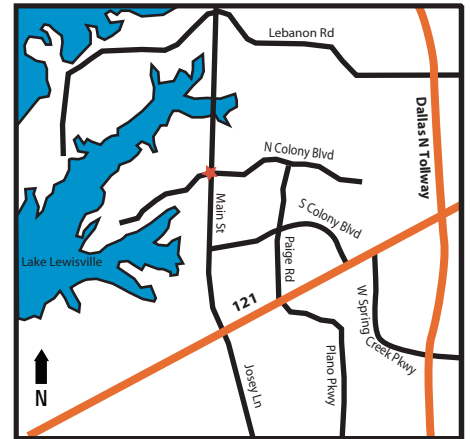
OAKS VILLAGE CENTER

OFFERING UP TO APPROXIMATELY 32,388 SQUARE FEET AND 1 PAD SITE



6805 MAIN STREET, THE COLONY, TEXAS 75056

- KROGER IS THE ANCHOR TENANT
- OFFERING FROM APPROXIMATELY 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 APPROXIMATELY 21,245 SQUARE FEET FOR GROUND LEASE ONLY
- TRAFFIC COUNT - 42,000 CPD PROVIDED BY ESRI - 2018



2018 DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION:	11,906	69,629	179,515
NUMBER OF HOUSEHOLDS:	4,002	24,417	66,593
AVERAGE HOUSEHOLD INCOME:	\$95,479	\$113,704	\$136,019
MEDIAN HOUSEHOLD INCOME:	\$75,062	\$105,090	\$104,327

2018 DEMOGRAPHICS

THE COLONY
42,228
15,600
\$103,677
\$83,877

FOR INFORMATION CONTACT:

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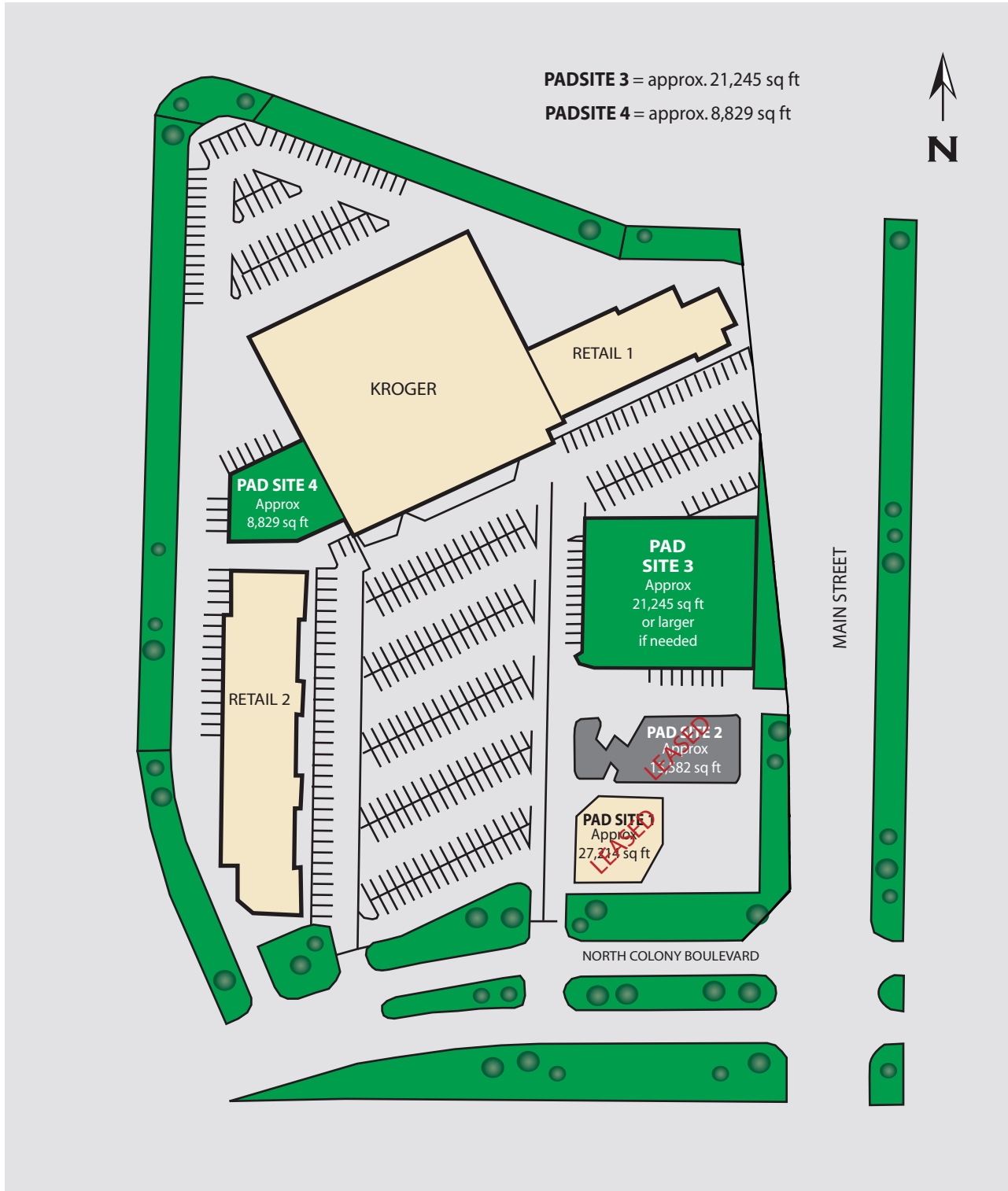
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1571 NORTH GLENVILLE DRIVE, SUITE 150, RICHARDSON, TEXAS, 75081 • 972-889-9000 • FAX 972-889-1500 • WWW.MAVERICKCOMMERCIAL.COM



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