



# KELLER CENTRAL - FOR LEASE

801 S Main St., Keller, TX 76248

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# Keller Central

For Lease

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## PROPERTY DESCRIPTION

Located on a major Ft. Worth thoroughfare, Denton Hwy.  
Consumer spending in a 5-mile radius exceeds \$2 billion annually  
Surrounded by several national credit tenants

## PROPERTY HIGHLIGHTS

- Located on a major Ft. Worth thoroughfare, Denton Hwy.
- Consumer spending in a 5-mile radius exceeds \$2 billion annually
- Surrounded by several national credit tenants

## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Available SF:  | 4,500 SF   |
| Building Size: | 13,210 SF  |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,057     | 37,804    | 90,127    |
| Total Population  | 8,286     | 113,730   | 258,275   |
| Average HH Income | \$166,321 | \$135,301 | \$123,063 |

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9330 Lyndon B Johnson Fwy #1080

Dallas, TX 75243

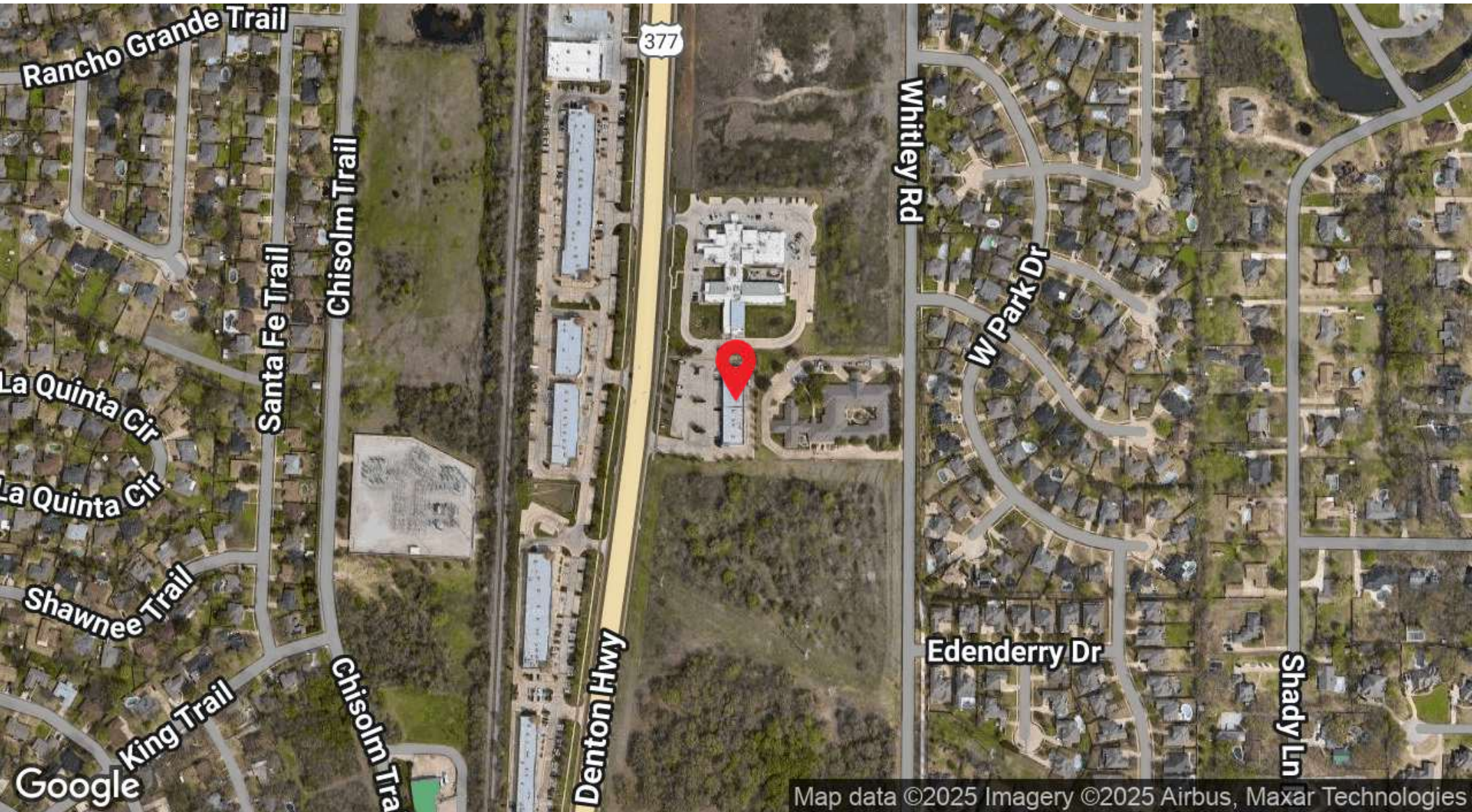
214.696.6677

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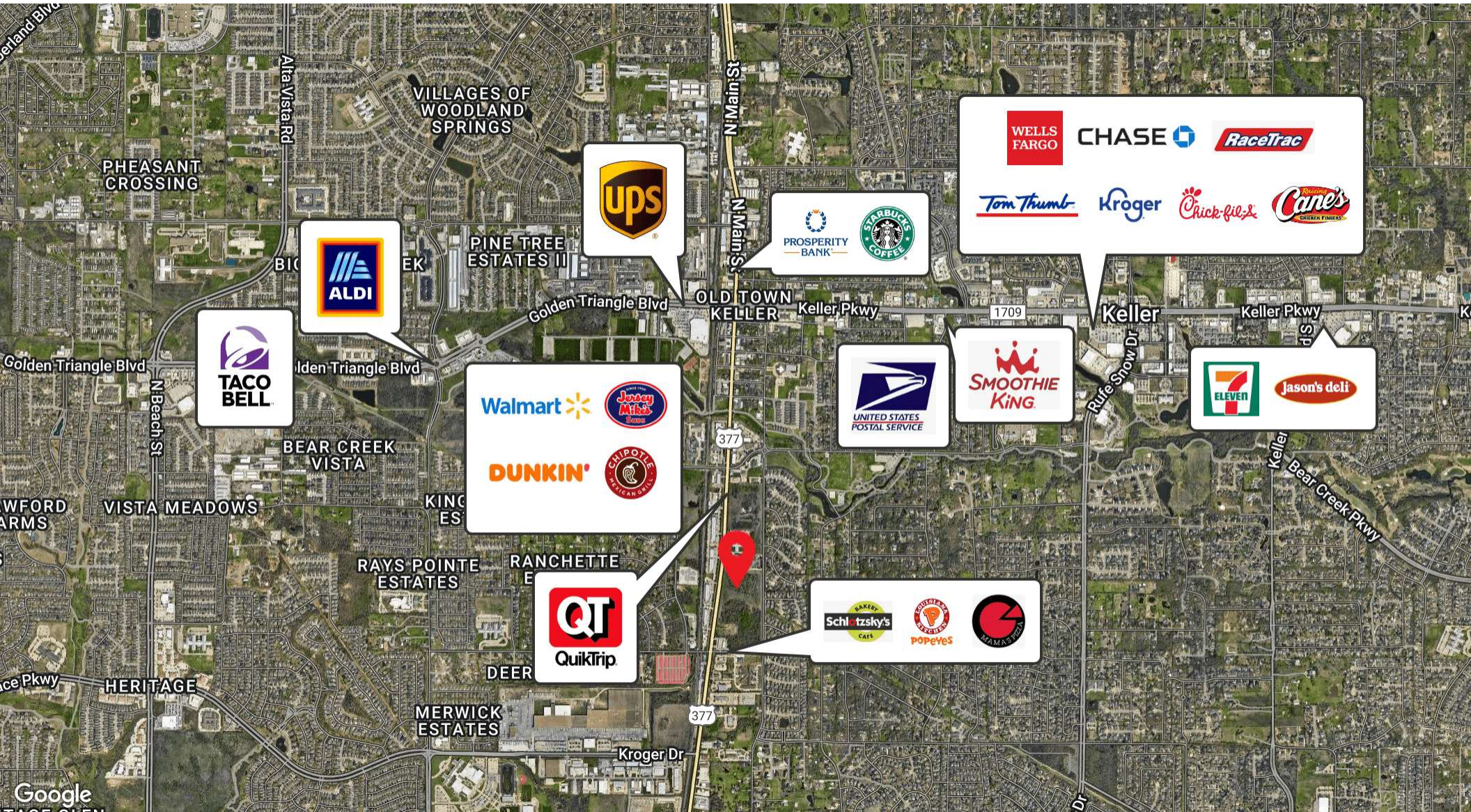
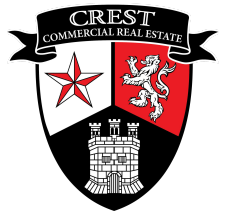
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## LEASE INFORMATION

|              |          |             |            |
|--------------|----------|-------------|------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable |
| Total Space: | 4,500 SF | Lease Rate: | Negotiable |

## AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|------------|------------|-------------|
| AVAILABLE | Available | 4,500 SF  | NNN        | Negotiable | 109         |



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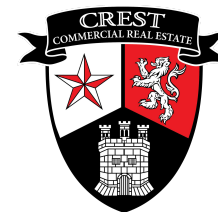
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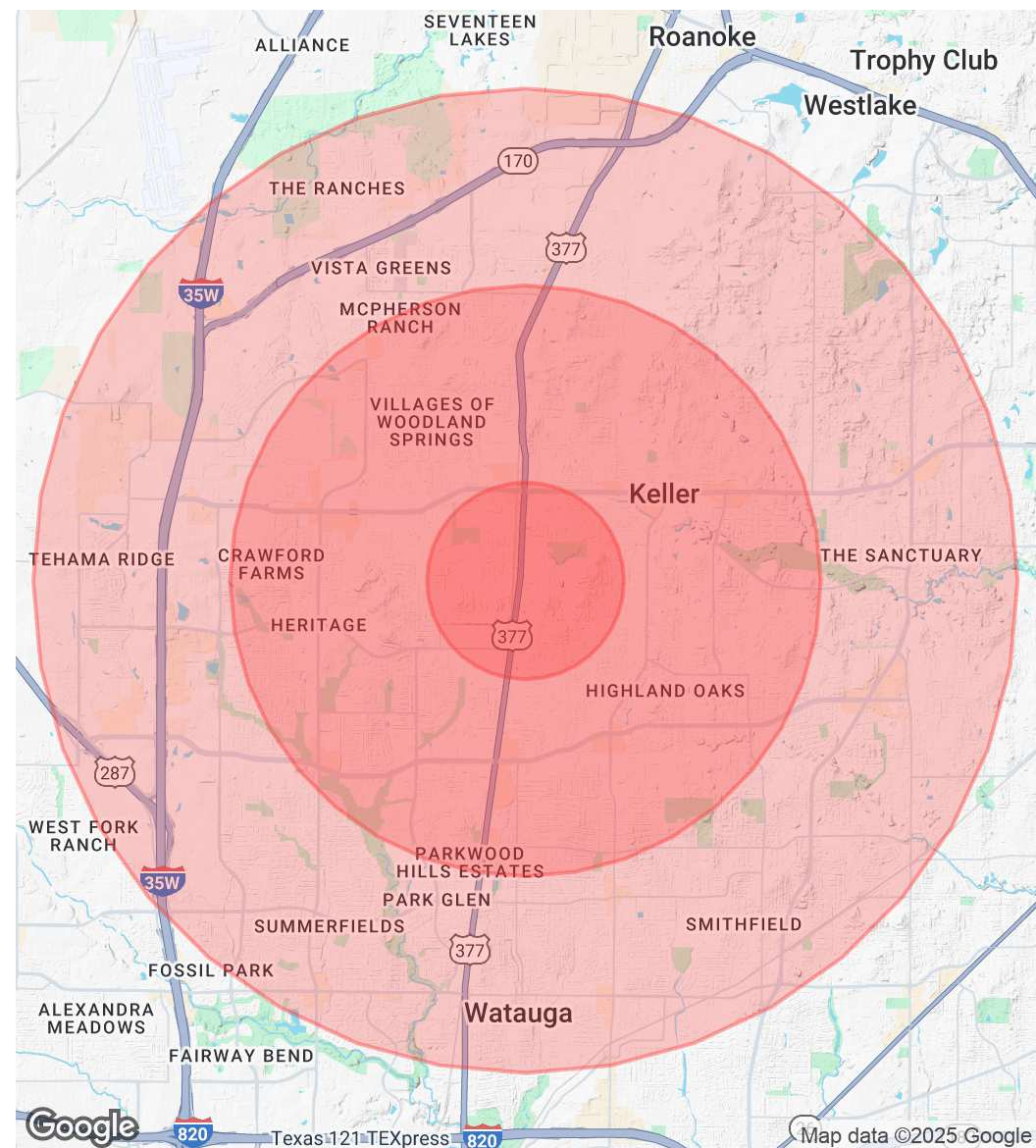
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,286  | 113,730 | 258,275 |
| Average Age          | 35.9   | 37.7    | 37.2    |
| Average Age (Male)   | 35.7   | 35.6    | 35.7    |
| Average Age (Female) | 38.2   | 38.3    | 37.7    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,057     | 37,804    | 90,127    |
| # of Persons per HH | 2.7       | 3.0       | 2.9       |
| Average HH Income   | \$166,321 | \$135,301 | \$123,063 |
| Average House Value | \$282,538 | \$296,603 | \$296,062 |

2020 American Community Survey (ACS)



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