



PROPERTY FEATURES:

- **For Lease: \$1,850/mo–\$4,500/mo**
- 1,500–5,587 square feet
- Excellent visibility from Douglas Avenue (17,000 VPD in 2016)
- Close proximity to Merle Hay corridor
- Multi-tenant commercial building
- Co-Tenants: Blackford Shoe Repair, Geysa's Tailor, & Cornerhouse Gymnastics
- Clear height: 8' to 25'
- Building signage available
- Buildout: large open area, reception area, private restroom, mezzanine space, and overhead door
- Total population in 2026:
1 mile 12,589 | 3 miles 86,412 | 5 miles 196,013
- Median Income in 2026:
1 mile \$74,006 | 3 miles \$80,911 | 5 miles \$76,502

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