

LEASE

8624 DAVIS BOULEVARD



LEASE RATE

\$24 SF/yr

 [CLICK TO VIEW VIDEO](#)

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PROPERTY DESCRIPTION

Welcome to 8624 Davis Boulevard, North Richland Hills, TX, 76180, where an exceptional leasing opportunity awaits. This move-in ready space is tailor-made for a salon, med spa, with a flexible interior layout and all furniture, fixtures, and equipment included for added convenience. The property's prominent storefront elevation ensures strong visual exposure, while direct access from Davis Boulevard and Precinct Line Road simplifies ingress and egress for both customers and staff. With a single-level design that prioritizes customer circulation and accessibility, this modern, well-maintained property offers a high-traffic location for maximum visibility. Don't miss your chance to join this thriving business community and make your mark in an ideal commercial setting.

LOCATION DESCRIPTION

Located right in the sweet spot between Southlake, Keller, NRH, and Colleyville, this property sits in a high-demand hub known for strong market returns. With easy access to major thoroughfares and a wealth of local amenities, the location offers unbeatable connectivity and convenience. The area boasts a thriving economy, top rated schools, and high traffic counts, making it a "must-see" for anyone looking to establish their business in one of the region's most affluent corridors.

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PROPERTY HIGHLIGHTS

- Prime address at 8624 Davis Boulevard, North Richland Hills, TX, 76180
- Salon or spa move-in ready space with flexible interior layout options
- All furniture, fixtures, and equipment included for new tenant
- Prominent storefront elevation for strong visual exposure
- Direct access from Davis Boulevard and Precinct Line Road
- Single-level design simplifies customer circulation and accessibility
- Effortless ingress/egress for customers
- Modern, well-maintained property
- Available for Purchase as well

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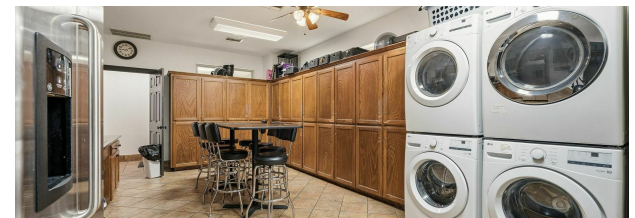
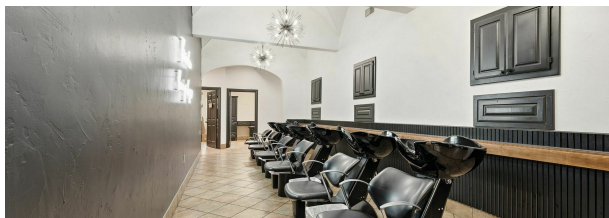
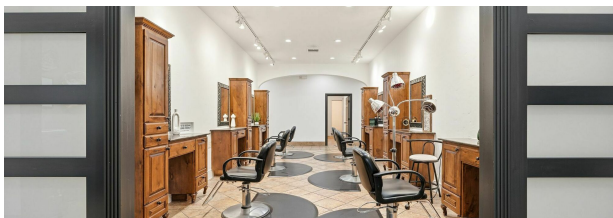
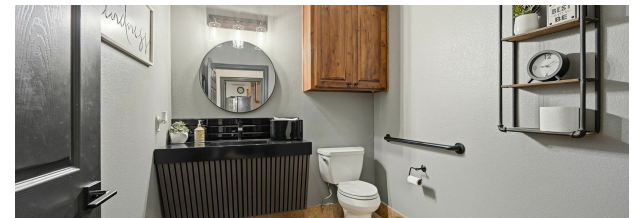
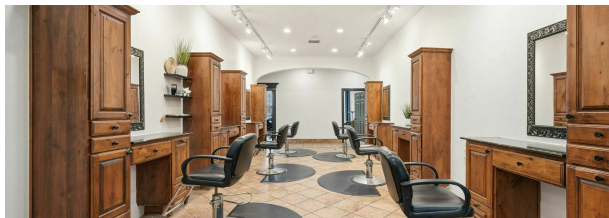
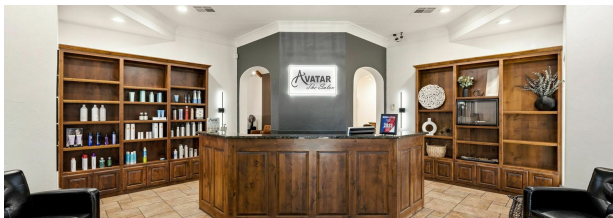
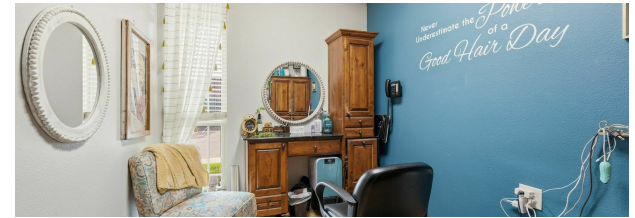
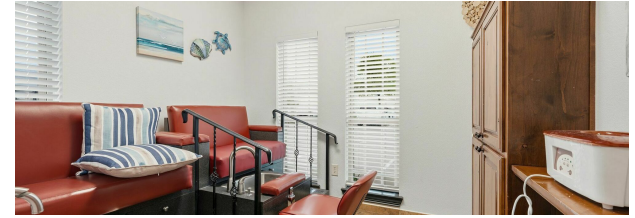


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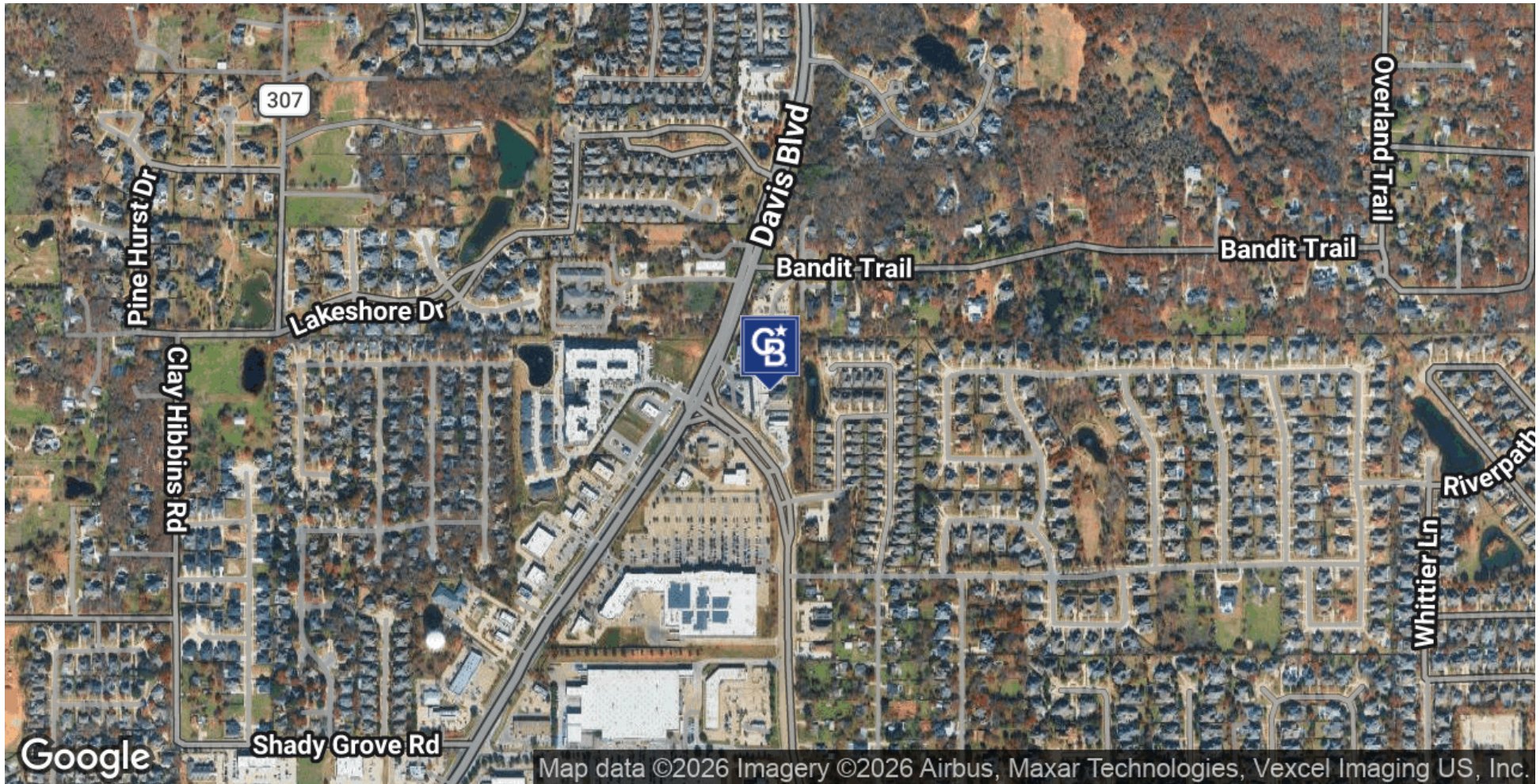


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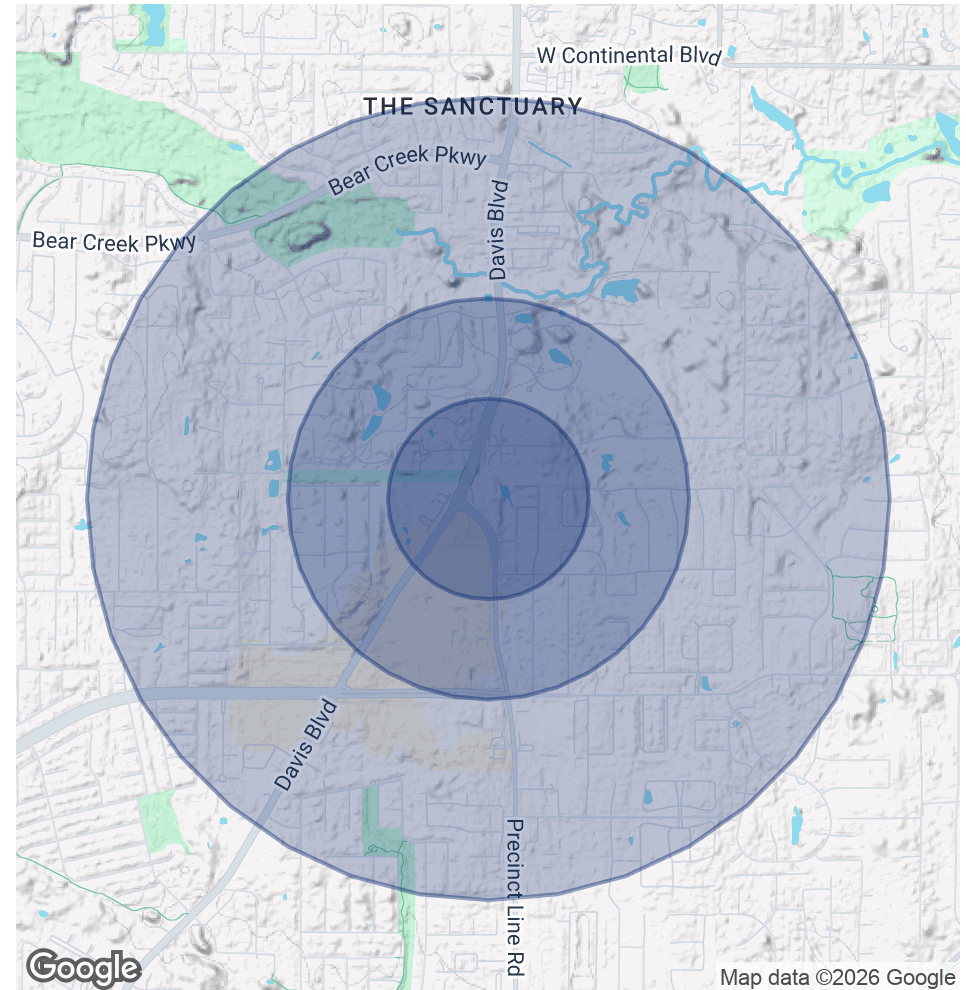
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	434	1,821	7,662
Average Age	47.4	47.3	47.4
Average Age (Male)	44	43.8	44
Average Age (Female)	49.5	49.4	49

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	140	587	2,571
# of Persons per HH	3.1	3.1	3
Average HH Income	\$254,952	\$255,201	\$251,341
Average House Value	\$893,097	\$859,117	\$934,738

2023 American Community Survey (ACS)



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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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