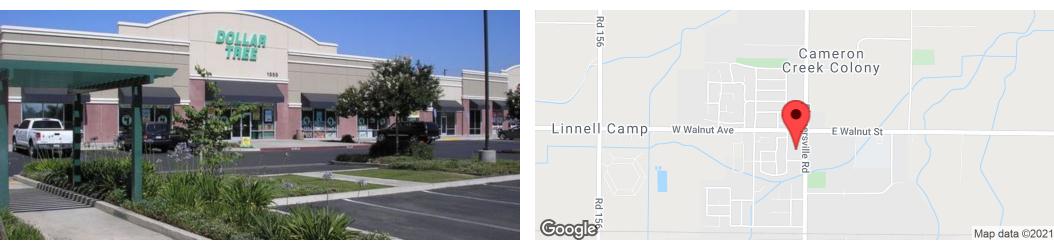
Executive Summary



Lease Rate: \$1.25 - 1.50 SF/month	LEASE RATE	\$1.25 - 1.50 SF/MONTH
	OFFERING SUMMARY	
, , , , , , , , , , , , , , , , , , , ,	Available SF:	1,302 SF
, , , , , , , , , , , , , , , , , , , ,		
(NNN)	Lease Rate:	\$1.25 - 1.50 SF/month
		(NNN)

PROPERTY OVERVIEW

Hard to find small retail suite in newest shopping center in Farmersville. Former Check N Go location. Would make great site for a wide variety of retail or service type uses. Flexible terms and reasonable NNN's.

PROPERTY HIGHLIGHTS

- Best location in Farmersville
- Newest shopping center in town
- Monument signage available

Building Size:

1,302 SF

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Additional Photos





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Location Map

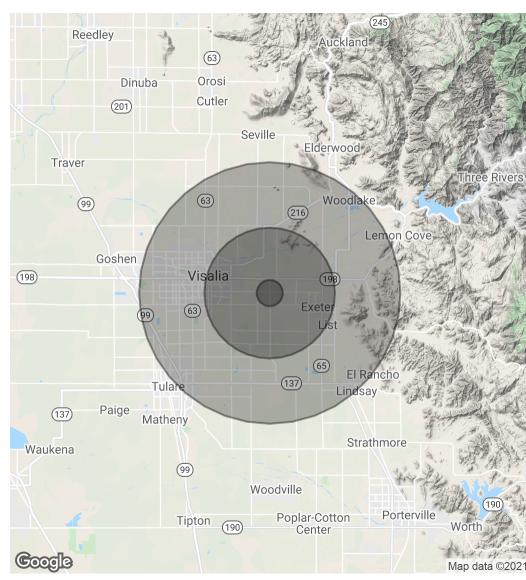


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,696	53,360	185,519
Average age	25.7	30.0	31.3
Average age (Male)	26.5	29.1	30.4
Average age (Female)	24.9	32.1	33.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,327	16,547	59,239
# of persons per HH	4.3	3.2	3.1
Average HH income	\$39,181	\$62,009	\$63,334
Average house value	\$250,146	\$270,323	\$278,264

* Demographic data derived from 2010 US Census



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