

FOR LEASE OFFICE BUILDING



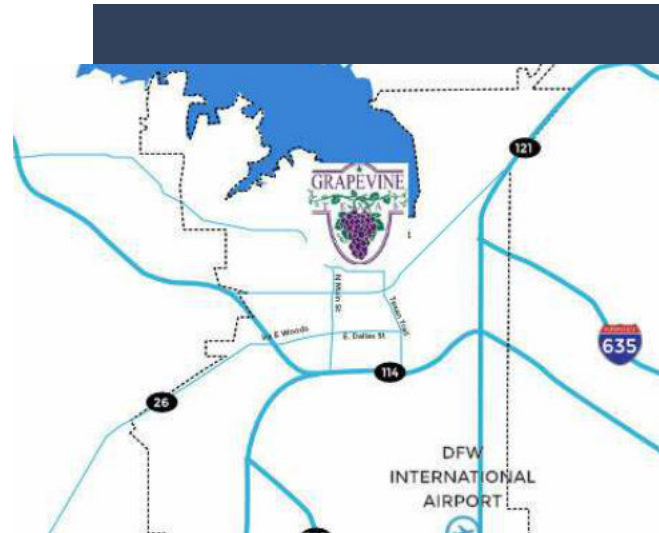
1235-1245 S MAIN STREET, GRAPEVINE, TX 76051



PROPERTY HIGHLIGHTS

- ±1,500 - 3,699 SF
- Professional Office Space
- Move-In Ready
- Convenient location to Historic Grapevine shopping district
- Walkable to restaurants
- Monument Signage
- Minutes to DFW Int'l Airport
- Located off S Main Street and SH 114

LEASE RATE \$24 - 28 SF/YR | GROSS + E



CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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1235 S MAIN - SUITE 150



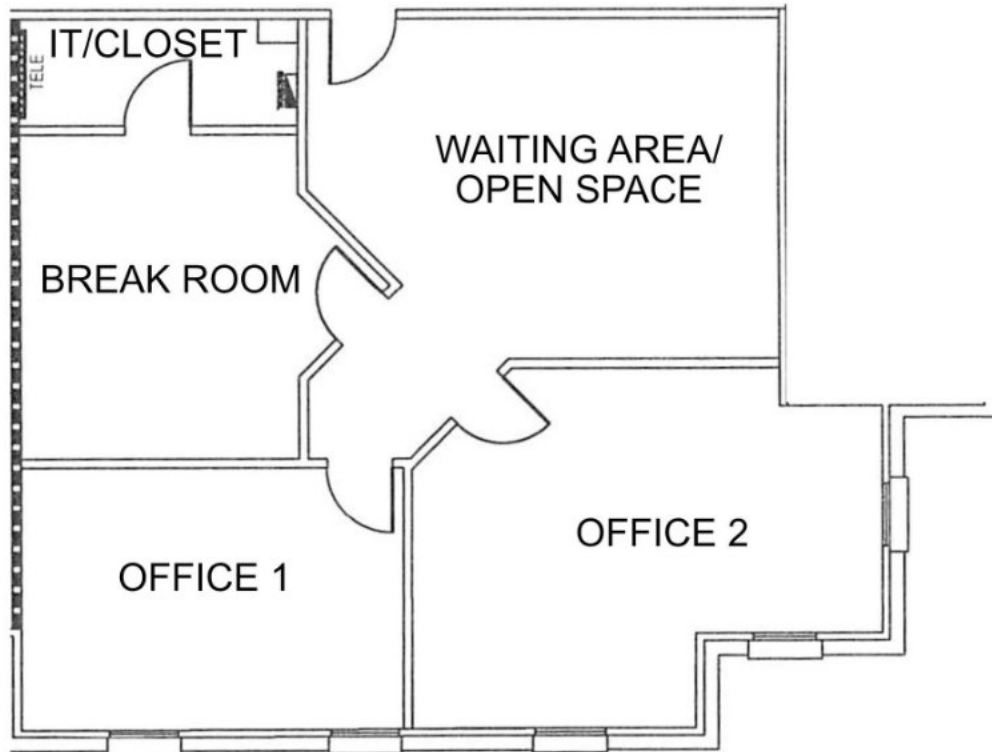
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1235 S MAIN - SUITE 260



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LEASE SPACES

LEASE INFORMATION

Lease Type:	Gross + E	Lease Term:	36 to 60 months
Total Space:	1,500 - 3,688 SF	Lease Rate:	\$24.00 - \$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
1235 Main Street - Suite 150	Available	3,688 SF	Gross + E	\$24.00 - 28.00 SF/yr	-
1235 Main Street - Suite 260	Available	1,500 SF	Gross + E	\$24.00 - 28.00 SF/yr	-

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PROPERTY PHOTOS



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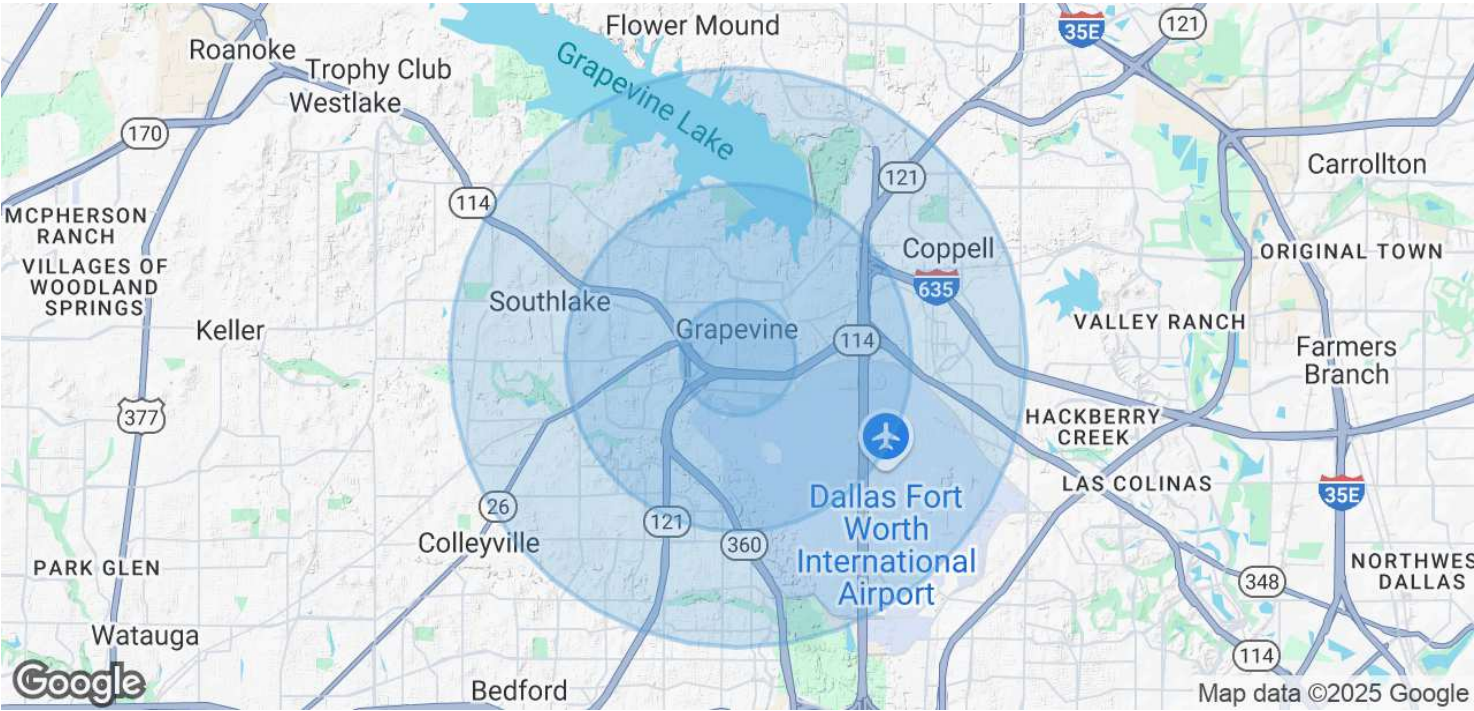
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,929	42,767	116,807
Average Age	43	40	41
Average Age (Male)	42	39	40
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,361	17,336	45,363
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$123,509	\$147,517	\$180,872
Average House Value	\$555,607	\$557,828	\$641,160

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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