

FOR LEASE FLEX BUILDING



535 NOLEN DR, SOUTHLAKE, TX 76092



PROPERTY HIGHLIGHTS

- ± 4,490- 6,424 SF
- Flex/Office/Showroom
- Clear Height 13' 6"
- Two (2) Overhead Grade Door (12' x 12')
- Building Signage
- I-1 Zoning
- ±50% Warehouse
- Easy access to SH 114 & DFW Int'l Airport
- Located near Nolen Drive & Southlake Blvd

LEASE RATE CALL FOR PRICING



CONTACT INFORMATION

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Champions DFW Commercial Realty

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

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FLOOR PLAN - SUITE 100



NOTE: Space Plan below is a general representation for reference purposes only and may not reflect the actual current as-built. A prior tenant may have made modifications not reflected on this plan.

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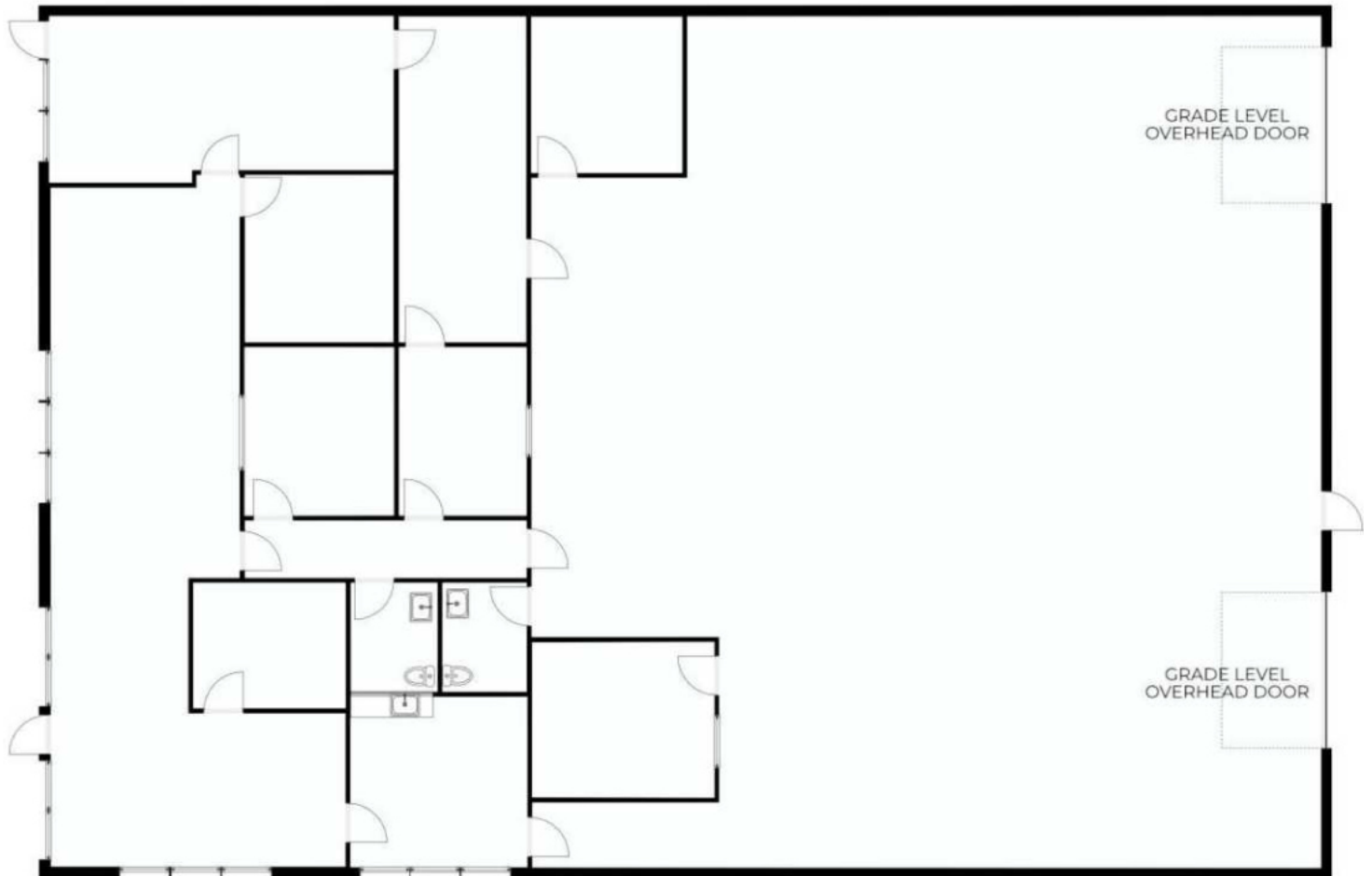
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FLOOR PLAN - SUITE 500



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	30 to 60 months
Total Space:	4,490-6,424 SF	Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 100	Available	4,490 SF	NNN	Call for Pricing	-
Suite 500	Available	6,424 SF	NNN	Call for Pricing	-

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EXTERIOR PHOTOS



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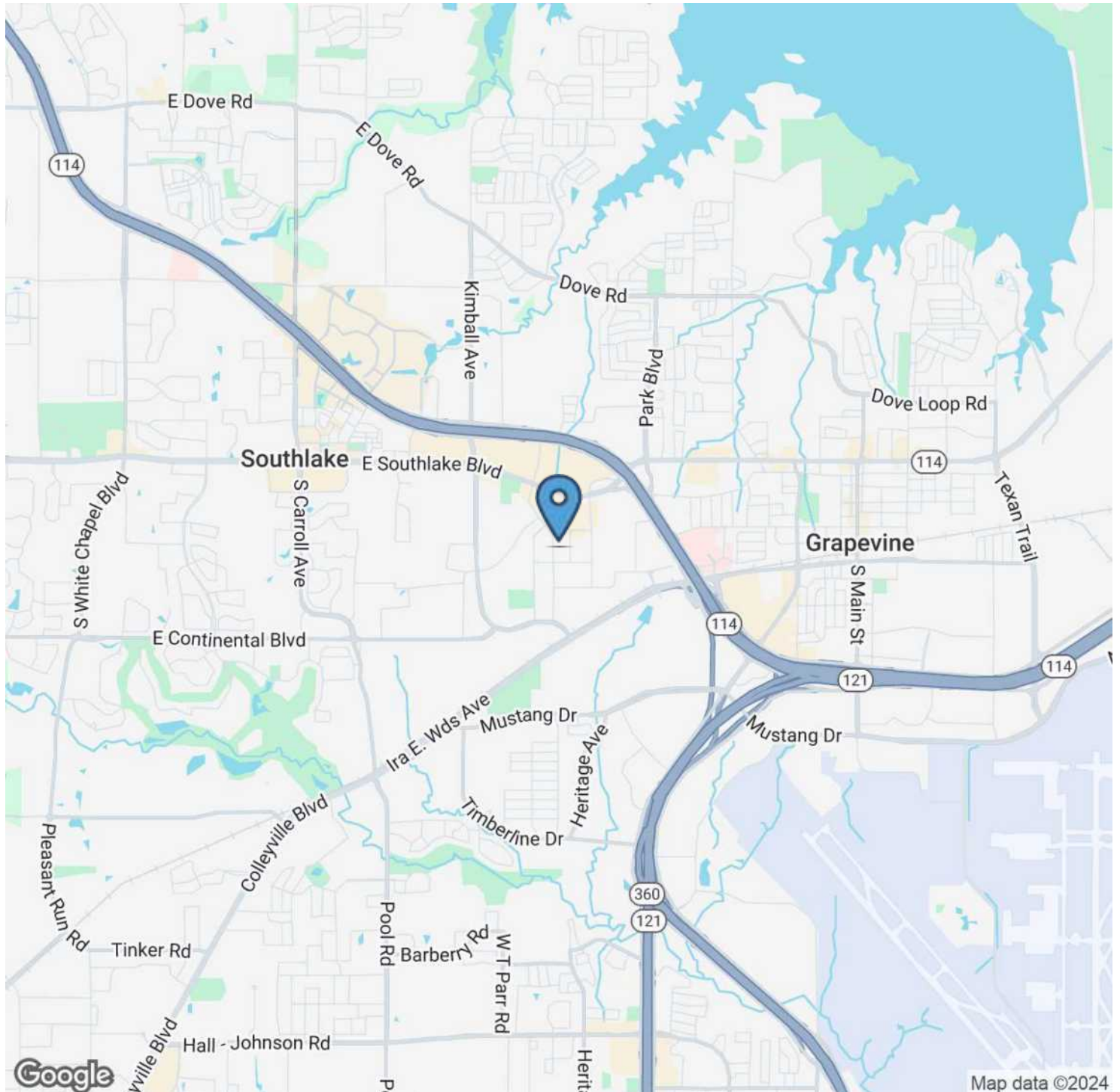
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LOCATION MAP



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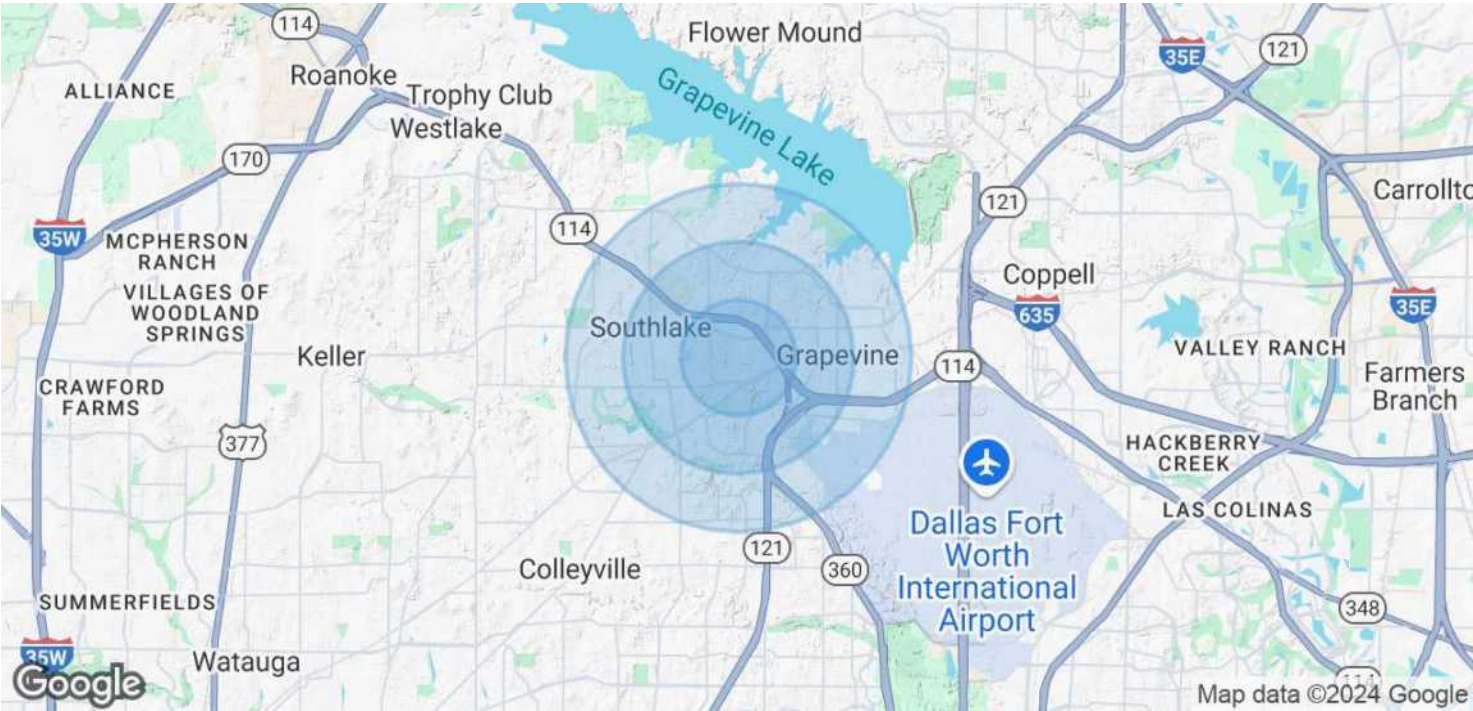
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,849	29,774	57,934
Average Age	35.0	39.5	41.2
Average Age (Male)	31.1	38.4	39.6
Average Age (Female)	38.7	39.7	41.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,847	11,548	22,250
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$121,176	\$126,931	\$150,844
Average House Value	\$372,071	\$371,831	\$406,625

2020 American Community Survey (ACS)

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