

**OFFICE/RETAIL SPACE FOR LEASE**  
**7510 Davis Boulevard**

**7510 DAVIS BLVD**  
North Richland Hills, TX 76182

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                          |
|-----------------------|--------------------------|
| <b>LEASE RATE:</b>    | \$17.00 SF/yr (+ ELEC)   |
| <b>AVAILABLE SF:</b>  | 1,001 - 2,248 SF         |
| <b>LOT SIZE:</b>      | 0.53 Acres               |
| <b>BUILDING SIZE:</b> | 5,303 SF                 |
| <b>ZONING</b>         | C2                       |
| <b>SUBMARKET</b>      | HEB/Mid-Cities Submarket |

## PROPERTY DESCRIPTION

The office is ideally positioned on Davis Blvd frontage which provides this office with excellent visibility in the heart of the thriving Mid-Cities area. It is also within close proximity to major transportation routes and highways, making commuting to and from the office a breeze.

## PROPERTY HIGHLIGHTS

- Great for General Office User
- Highly Visible on Main Frontage to Davis Blvd
- High Traffic Area
- Easy Access to Loop 820
- Great Amenities in Close Proximity

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# AVAILABLE SPACES

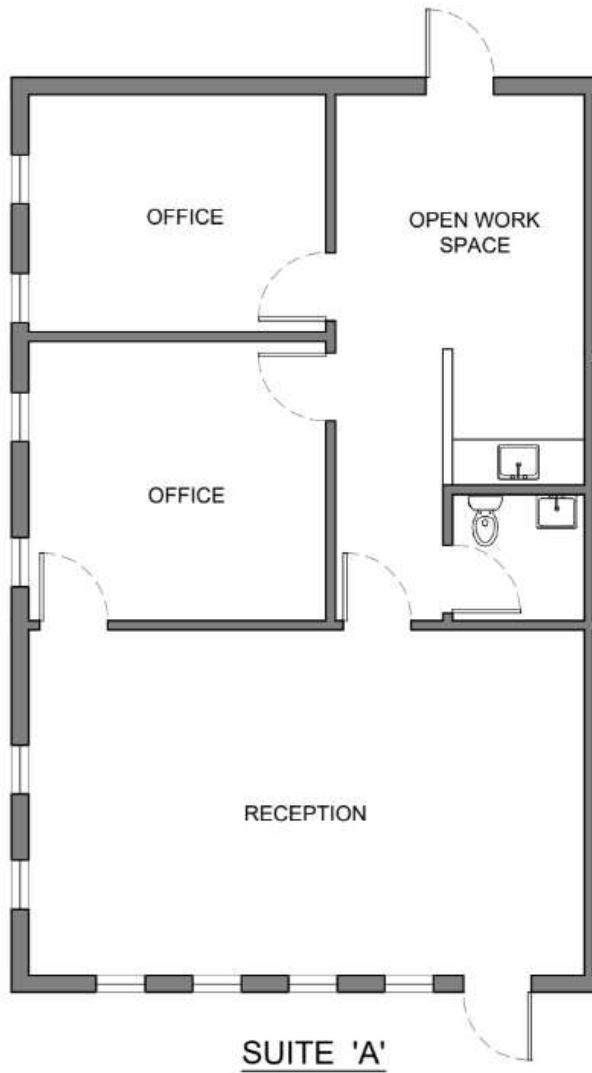
## AVAILABLE SPACES

| SUITE       | SIZE (SF)        | LEASE TYPE | LEASE RATE    | DESCRIPTION  |
|-------------|------------------|------------|---------------|--|
| Suite A     | 1,032 SF         | + ELEC     | \$17.00 SF/yr | Reception area, 2 offices, open workspace, private bathroom, and breakroom area.   |
| Suite B     | 1,001 SF         | + ELEC     | \$17.00 SF/yr | Reception area, 2 large open workspaces, office, and private bathroom.   |
| Suite C     | 1,022 SF         | + ELEC     | \$17.00 SF/yr | Reception, 2 storage rooms, open workspace, private bathroom, and a breakroom area.  |
| Suite D     | 1,242 SF         | + ELEC     | \$17.00 SF/yr | Two large open workspaces, Reception, Storage, Private bathroom, and Breakroom.  |
| Suite E     | 1,006 SF         | + ELEC     | \$17.00 SF/yr | Open workspace, 2 Private offices, 2 storage rooms, and a private bathroom.  |
| Suite D & E | 1,106 - 2,248 SF | + ELEC     | \$17.00 SF/yr | Three large open workspaces, Two Private Offices, Reception area, Three Storage Rooms, Two Private bathrooms, and a Breakroom. |

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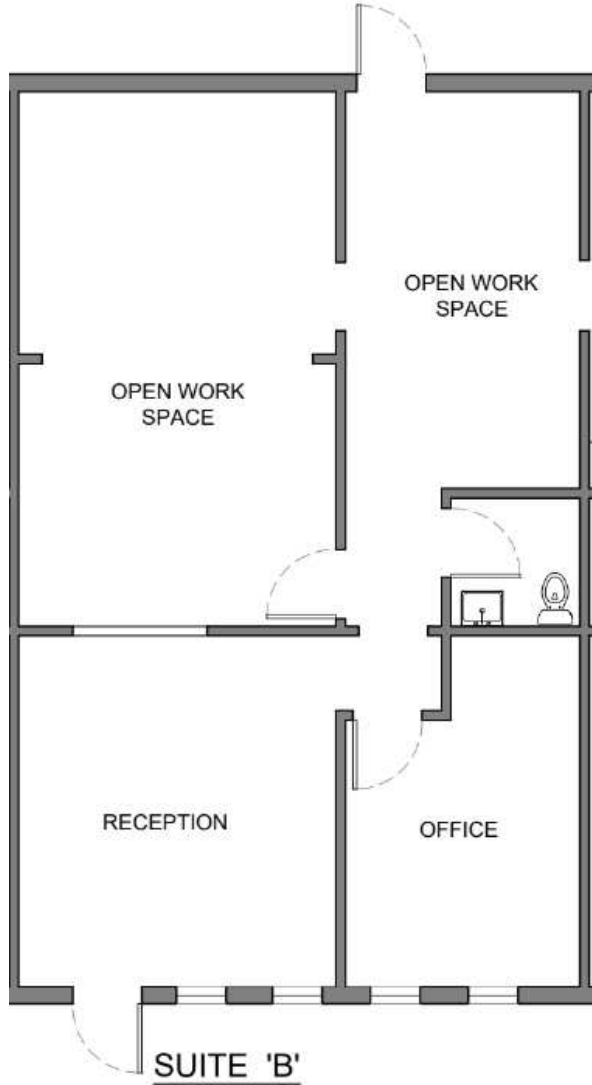
**SUITE A FLOOR PLAN - 1,032 SF**



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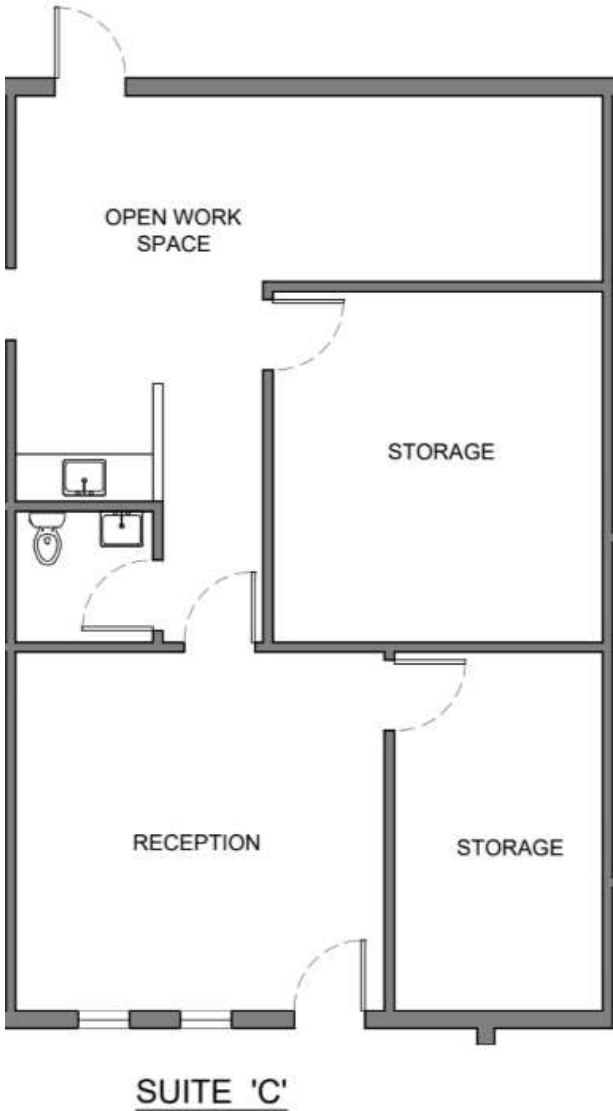
**SUITE B FLOOR PLAN - 1,001 SF**



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**SUITE C FLOOR PLAN - 1,022 SF**

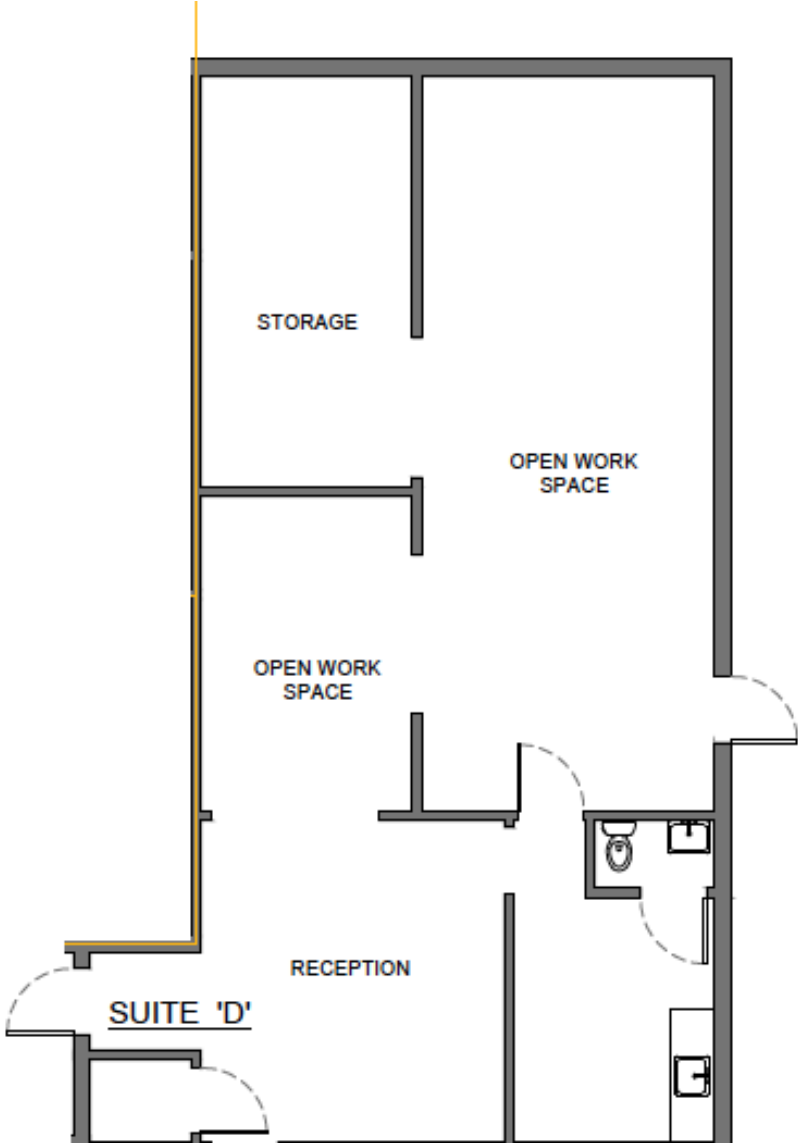


**SUITE 'C'**

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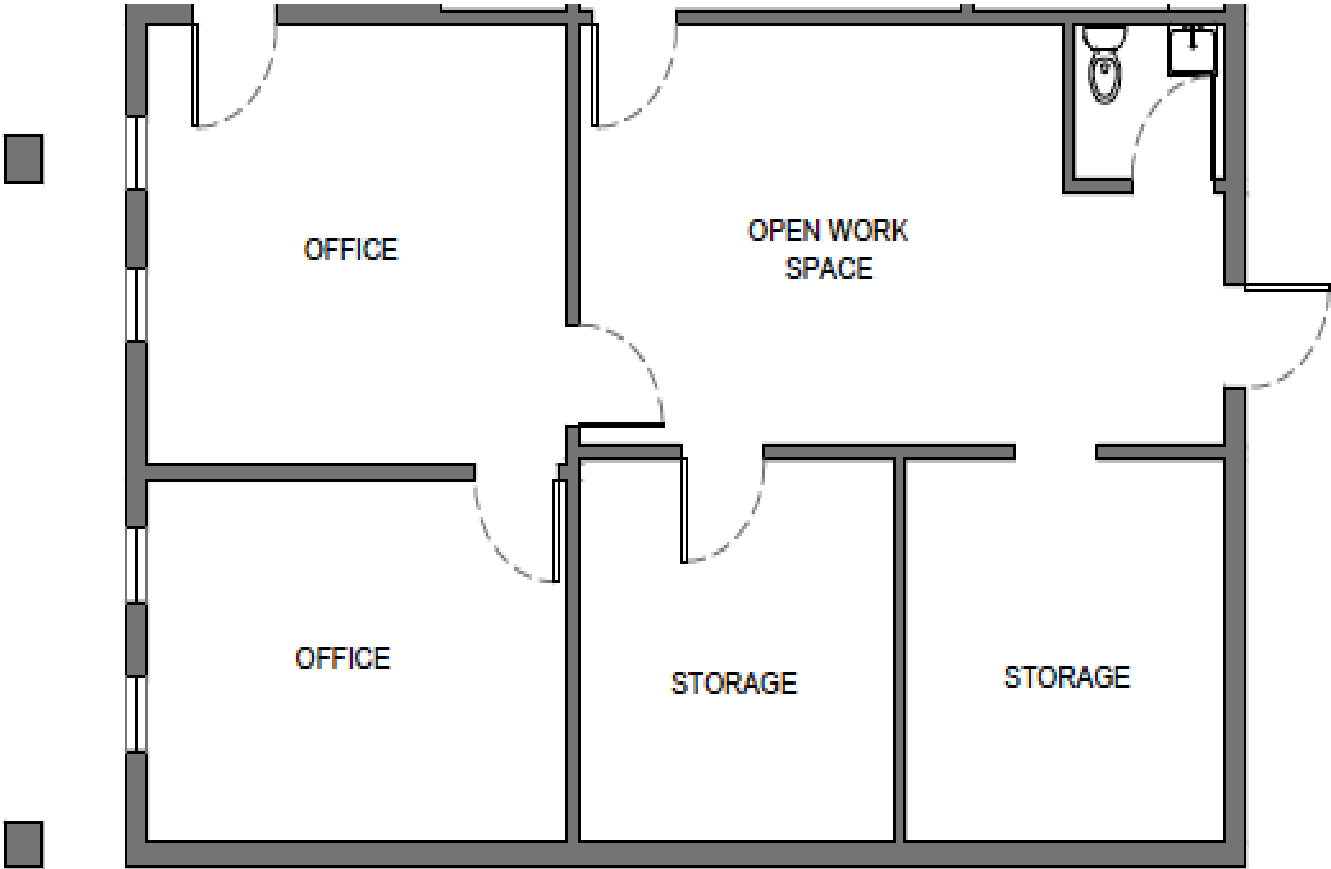
**SUITE D FLOOR PLAN - 1,242 SF**



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**SUITE E FLOOR PLAN - 1,006 SF**

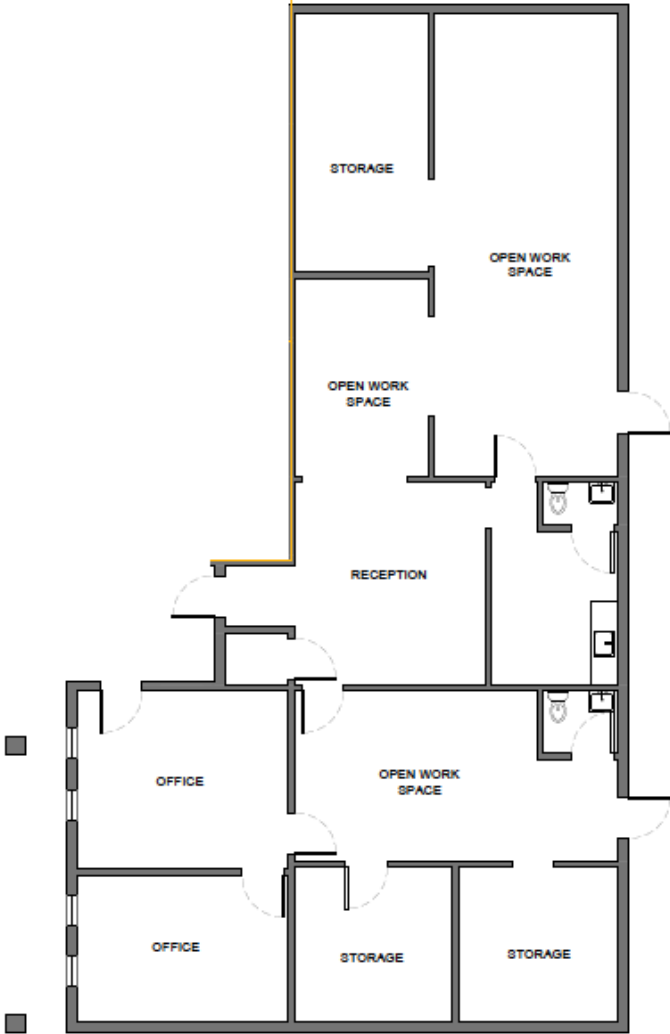


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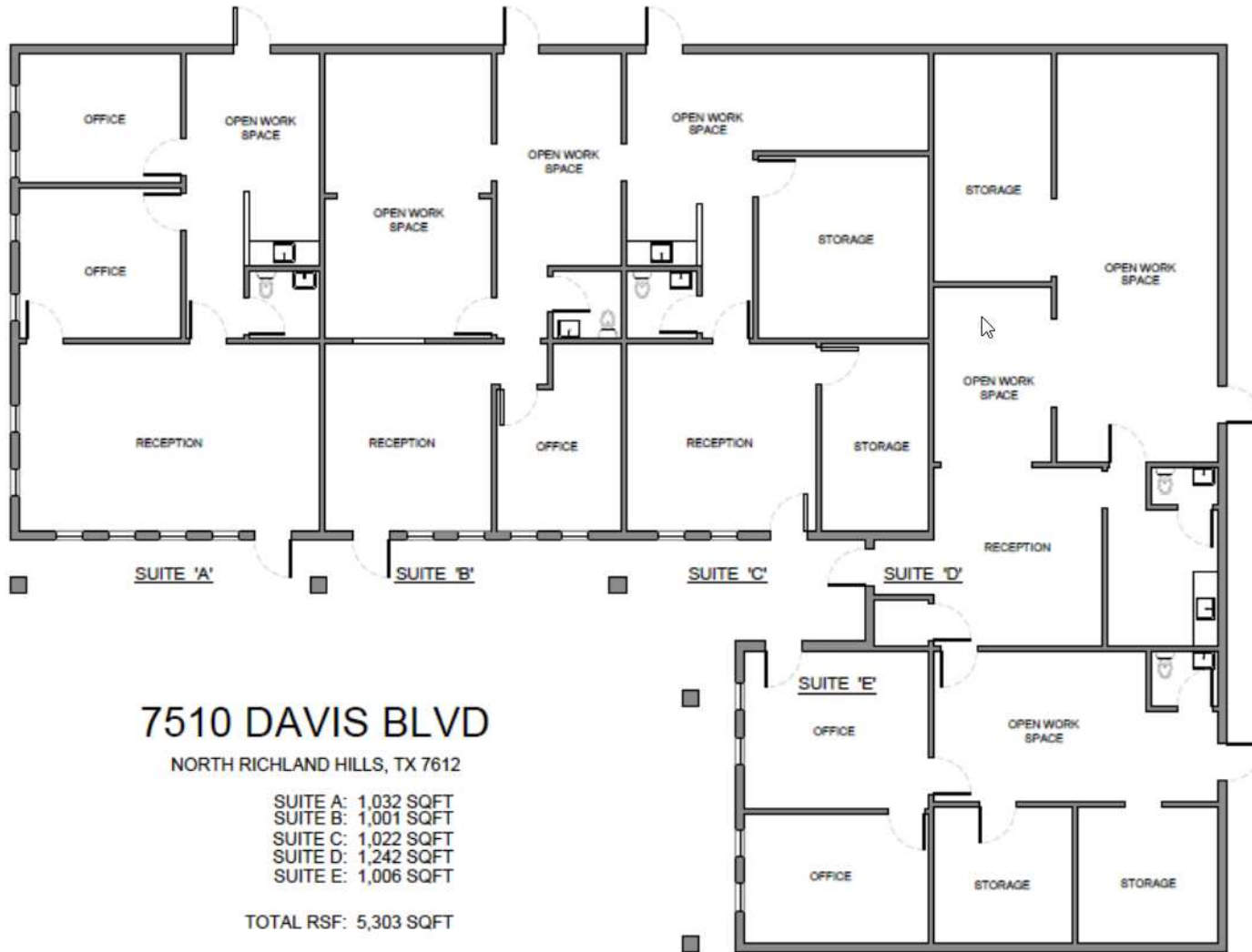
**SUITE D & E COMBINED FLOOR PLAN - 2,248 SF**



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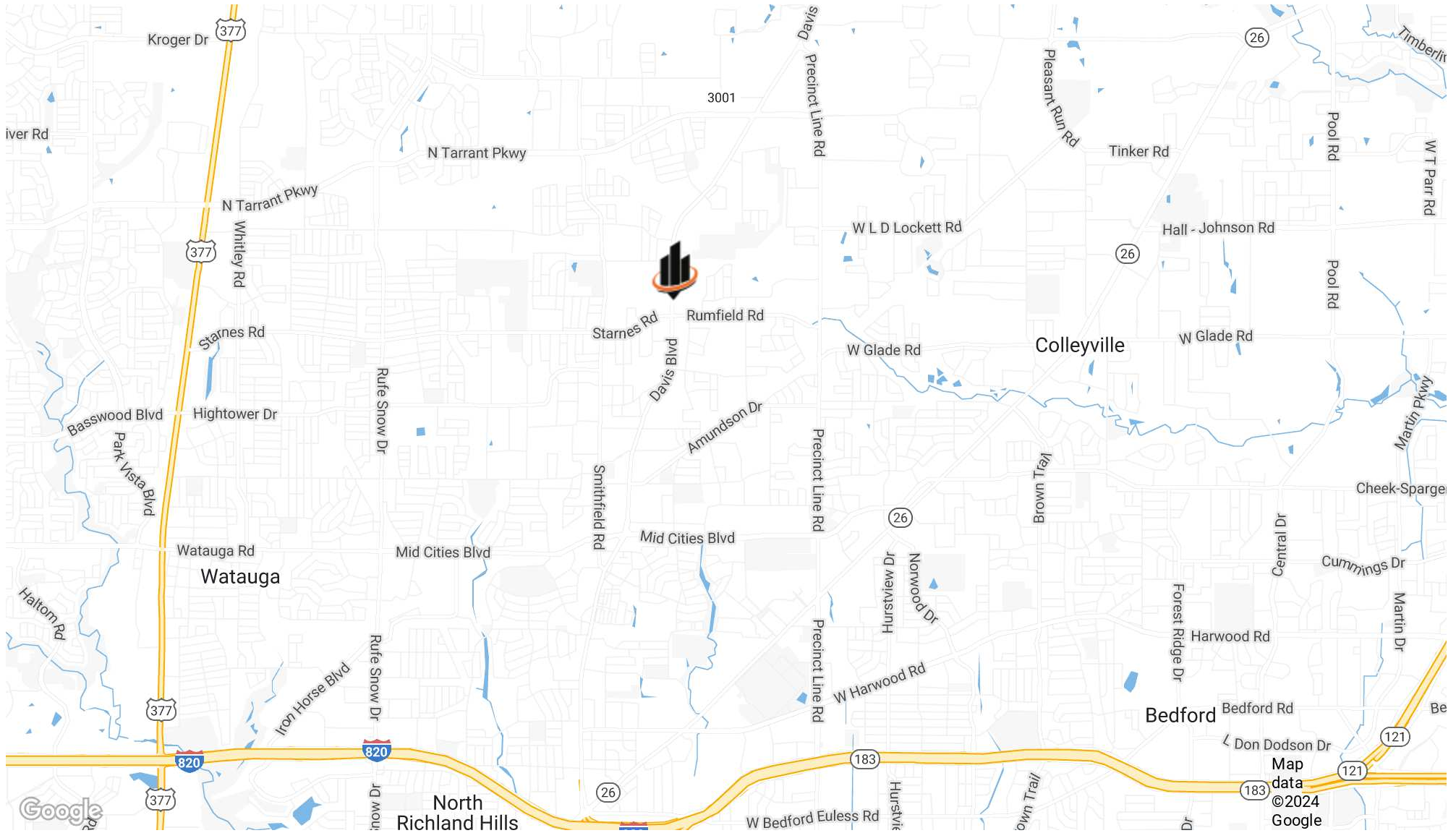
# FLOOR PLAN



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 9,741  | 84,317  | 234,603 |
| AVERAGE AGE          | 38.8   | 38.5    | 38.4    |
| AVERAGE AGE (MALE)   | 38.1   | 38.3    | 37.5    |
| AVERAGE AGE (FEMALE) | 40.3   | 38.6    | 39.1    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 3,603     | 30,381    | 84,496    |
| # OF PERSONS PER HH | 2.7       | 2.8       | 2.8       |
| AVERAGE HH INCOME   | \$93,427  | \$103,721 | \$99,527  |
| AVERAGE HOUSE VALUE | \$236,368 | \$276,854 | \$256,011 |

\* Demographic data derived from 2020 ACS - US Census



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