

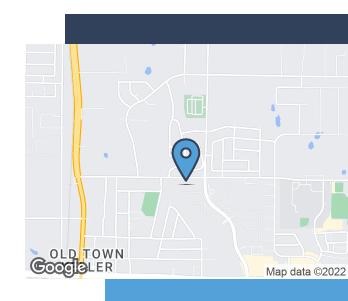
## 440 JOHNSON RD, KELLER, TX 76248



#### **PROPERTY HIGHLIGHTS**

- ± 2,762-3,182 SF
- Professional Office Space
- Move-In Ready
- 13 Private offices, 2 conference room, reception, break area
- Beautiful recently constructed office space
- Excellent proximity to Keller Pkwy & Hwy 377
- Conveniently located near Keller Town Center
- Located at Johnson Rd & Bourland Rd

### **LEASE RATE** \$15.00 - 16.00 SF/YR | NNN



#### **CONTACT INFORMATION**

**ERIC GOODWIN** 

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#### **Champions DFW Commercial Realty**

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

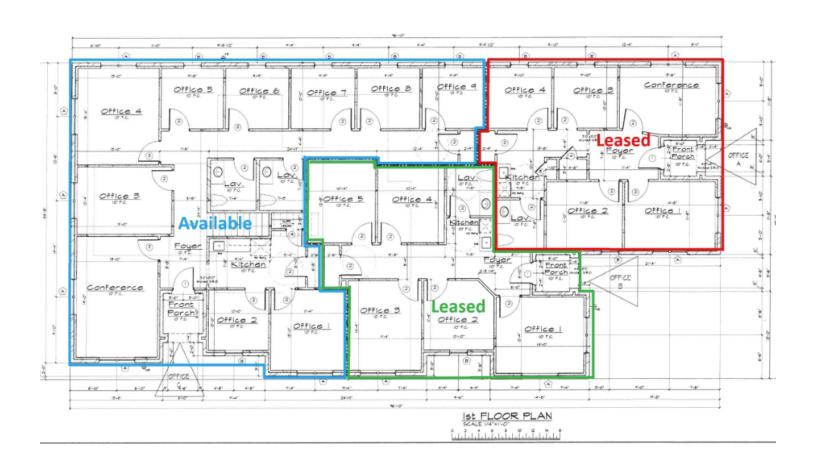
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### 440 JOHNSON RD, KELLER, TX 76248

#### FLOOR PLAN - 1ST FLOOR

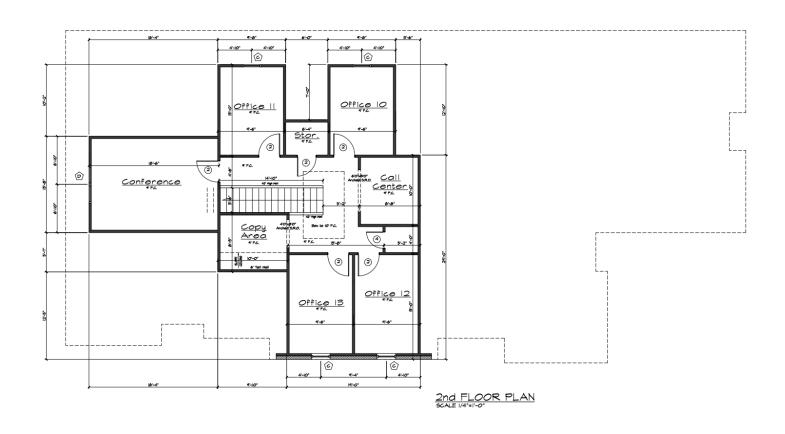


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### 440 JOHNSON RD, KELLER, TX 76248

#### FLOOR PLAN - 2ND FLOOR



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### 440 JOHNSON RD, KELLER, TX 76248

#### **LEASE SPACES**

#### **LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	3,182 SF	Lease Rate:	\$15.00 - \$16.00 SF/yr

#### **AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite C	Available	3,182 SF	NNN	\$15.00 - 16.00 SF/yr	-

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## 440 JOHNSON RD, KELLER, TX 76248

### **EXTERIOR PHOTOS**







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## 440 JOHNSON RD, KELLER, TX 76248

#### **PROPERTY PHOTOS**





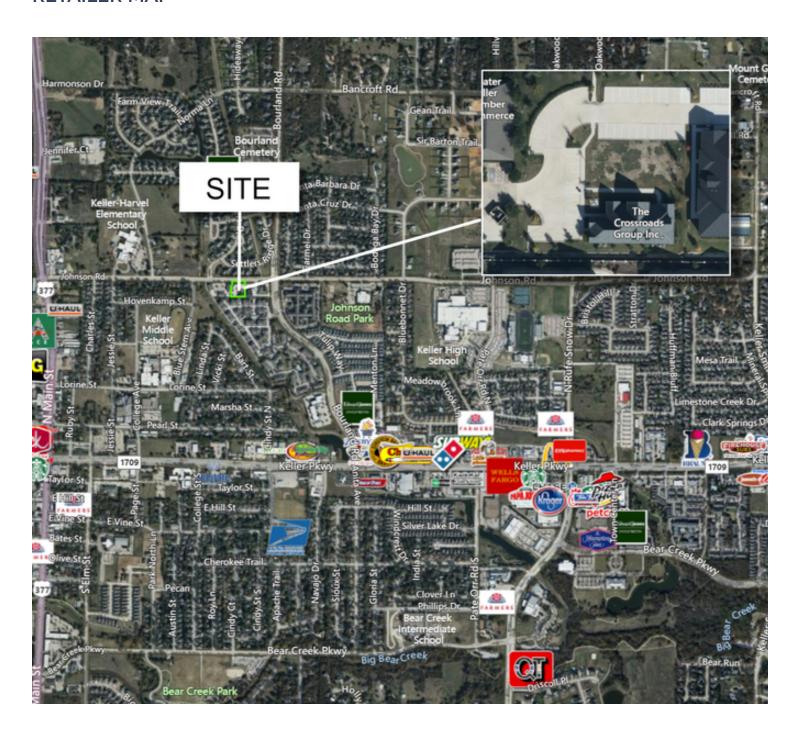


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#### **RETAILER MAP**

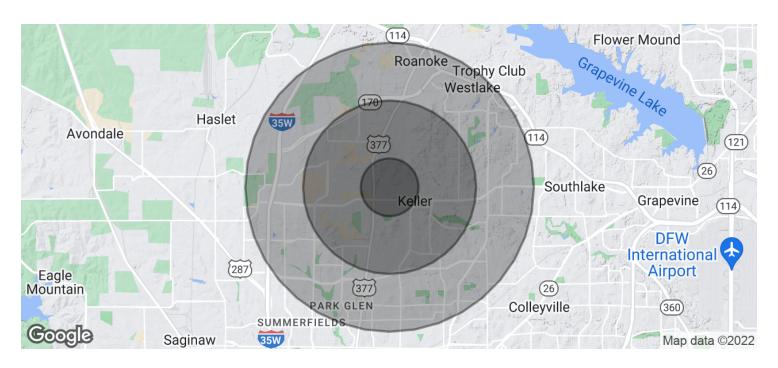


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#### **DEMOGRAPHICS MAP & REPORT**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,242	61,930	169,838
Average Age	37.5	34.7	34.6
Average Age (Male)	38.1	34.3	34.2
Average Age (Female)	36.9	34.2	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,301	20,063	55,727
# of Persons per HH	2.7	3.1	3.0
Average HH Income	\$91,762	\$110,526	\$106,842
Average House Value	\$273,979	\$247,909	\$242,979

<sup>\*</sup> Demographic data derived from 2010 US Census

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#### **BROKER CONTACTS**



#### **ERIC GOODWIN**

Director of Office & Industrial Services

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#### JIM KELLEY

Principal/Broker

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