

FOR SALE/FOR LEASE MEDICAL OFFICE CONDOS



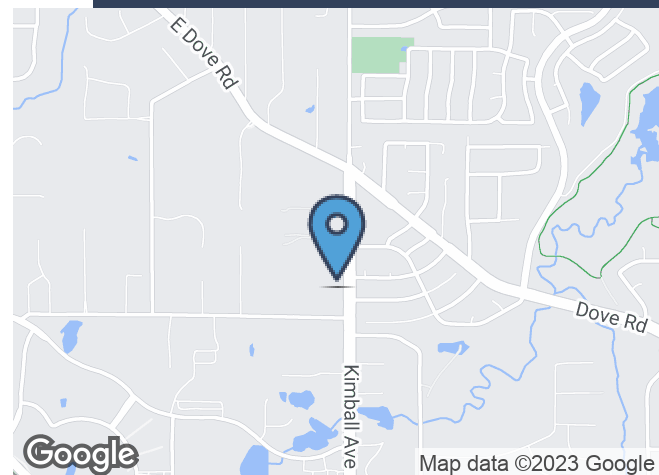
1220 N KIMBALL AVE, UNIT 102, SOUTHLAKE, TX 76092



PROPERTY HIGHLIGHTS

- ± 2,838 SF
- Medical/Office Condo Unit
- Sale/Lease Options
- Delivered Shell Condition
- New Construction
- Generous Tenant Improvement Allowance
- Located near SH 114 & N. Kimball Ave
- Close Proximity to Baylor Scott & White and Methodist Hospitals

SALE PRICE CALL FOR PRICING
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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1220 N KIMBALL AVE, UNIT 102, SOUTHLAKE, TX 76092

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	Call for Pricing
Building Size:	5,648 SF
Available SF:	2,838 SF
Year Built:	2023

PROPERTY OVERVIEW

Champions DFW Commercial Realty is pleased to present 1220 N Kimball Ave, medical office condos for sale in Southlake TX. Boast excellent connectivity to the Dallas Metroplex in the highly growing area of Southlake and Keller. Easy access to Hwy 114 and features Southlake Town square and other excellent retailers and restaurants.

Currently, under construction, these condos feature build-to-suit options and shell delivery to accommodate your practice setup needs.

LOCATION OVERVIEW

8 miles to DFW Int'l Airport
2 miles to Hwy 114
1.9 miles to Texas Health Harris Methodist Hospital Southlake
Less than 3 miles to Baylor Scott & White Medical Center Grapevine

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 to 120 months
Total Space:	2,838 SF	Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	2,838 SF	NNN	Call for Pricing

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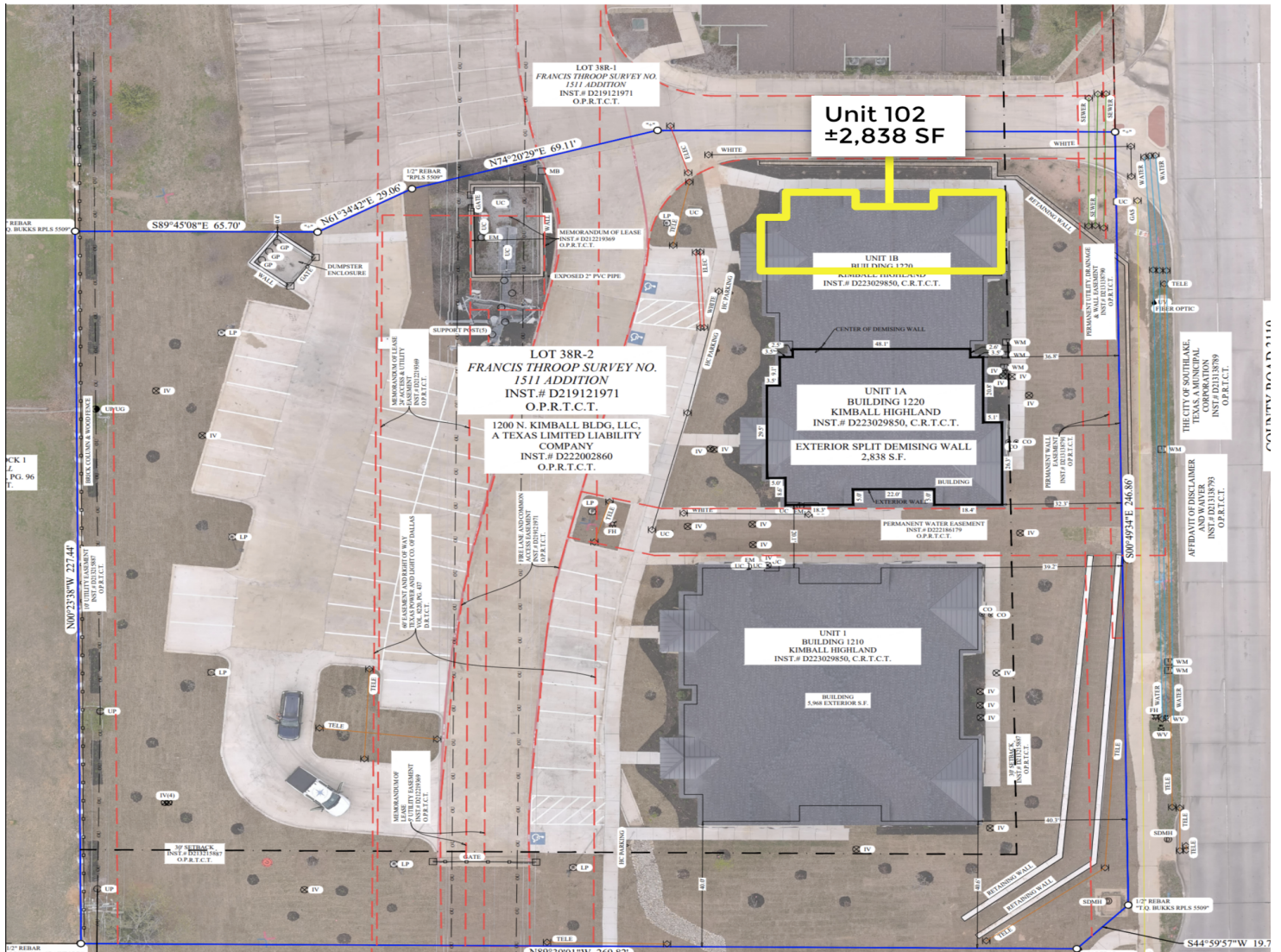
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FOR SALE/FOR LEASE OFFICE BUILDING



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SITE PLAN



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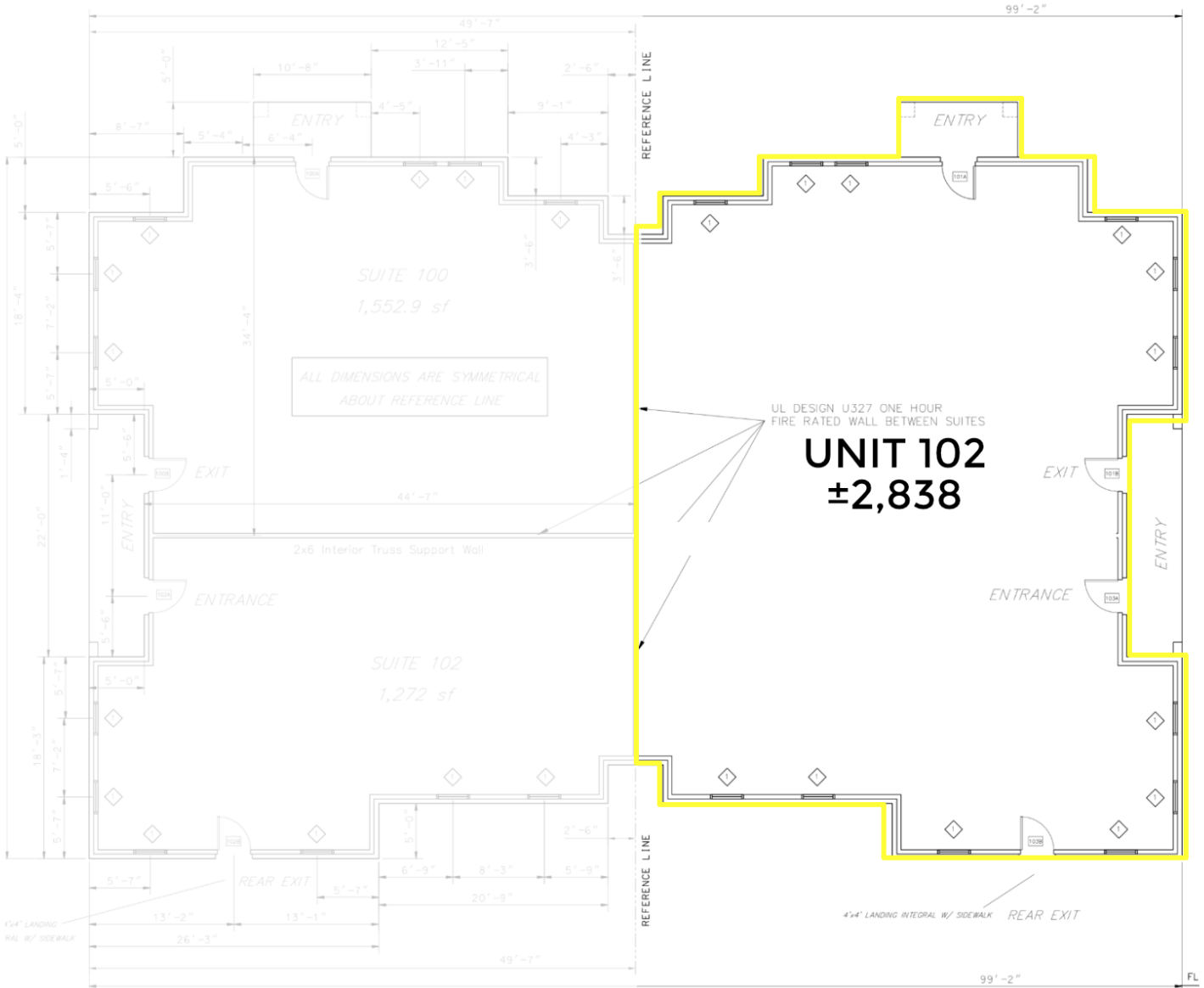
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FLOOR PLAN



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EXTERIOR PHOTOS



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RETAILER MAP



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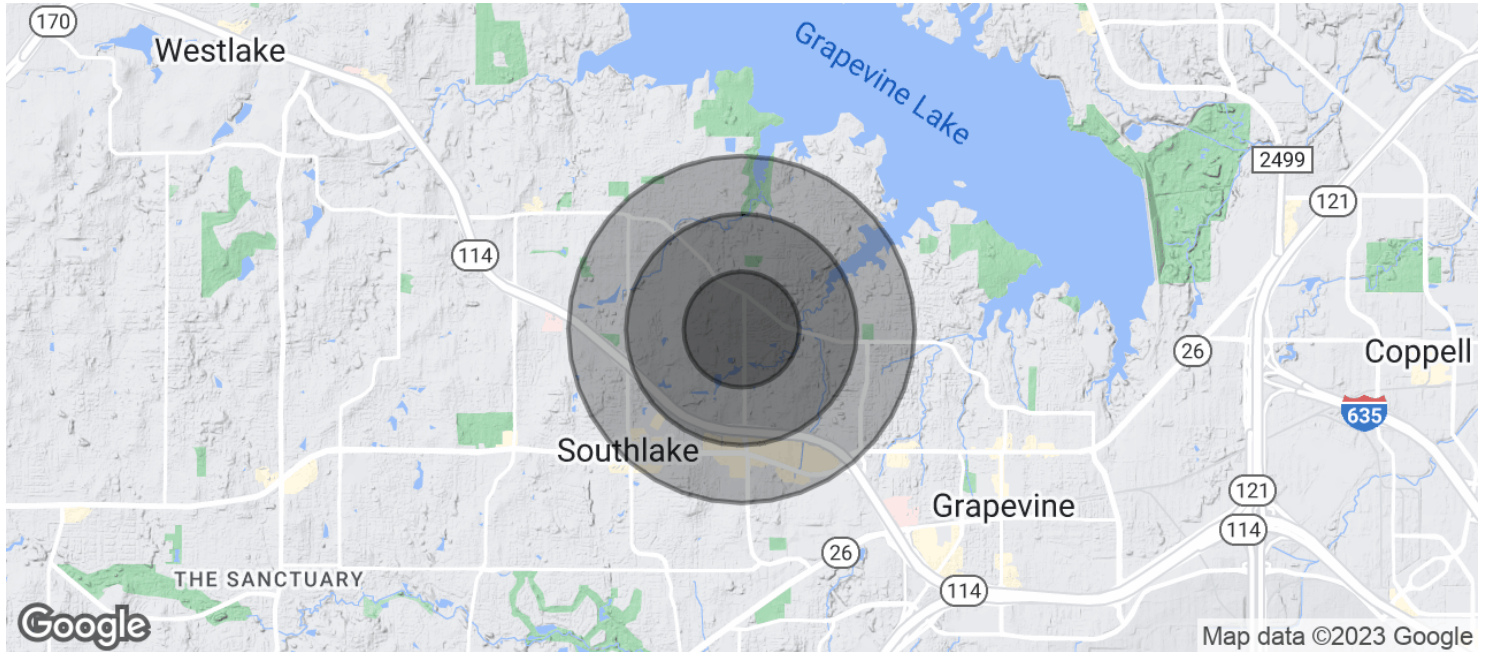
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,406	6,881	17,288
Average Age	43.1	42.1	40.3
Average Age (Male)	41.6	40.2	38.7
Average Age (Female)	45.5	44.2	42.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	489	2,396	6,124
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$217,610	\$195,456	\$167,468
Average House Value	\$547,146	\$487,676	\$441,377

* Demographic data derived from 2020 ACS - US Census

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