

FOR SALE

Dry Cleaner Business in Cedar Hill, TX

804 Belt Line Rd #101, Cedar Hill, TX 75104

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

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Offering Summary:

The owner of the business is also the owner of the building and upon purchasing, will execute a new lease with the new purchaser. The current owner is retiring after 18 prosperous years in business. The owner is also interested in selling the building with the dry cleaner business. This business is in a 6,579 SF free-standing building with approximately 3,200 SF allocated to the dry cleaner and 3 other tenants that have been at this location for many years providing rental income. Please contact us for more details.

****Buyers purchasing the real estate and business together will be prioritized.**

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Sale Price for Real Estate:	\$3,000,000
Sale Price for Dry Cleaner Business:	\$500,000

Building Size:	6,579 SF
Parking space:	33
Tenants:	4

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,310	95,808	320,385
Total Population	7,504	267,025	857,910
Average HH Income	\$86,771	\$121,632	\$121,143

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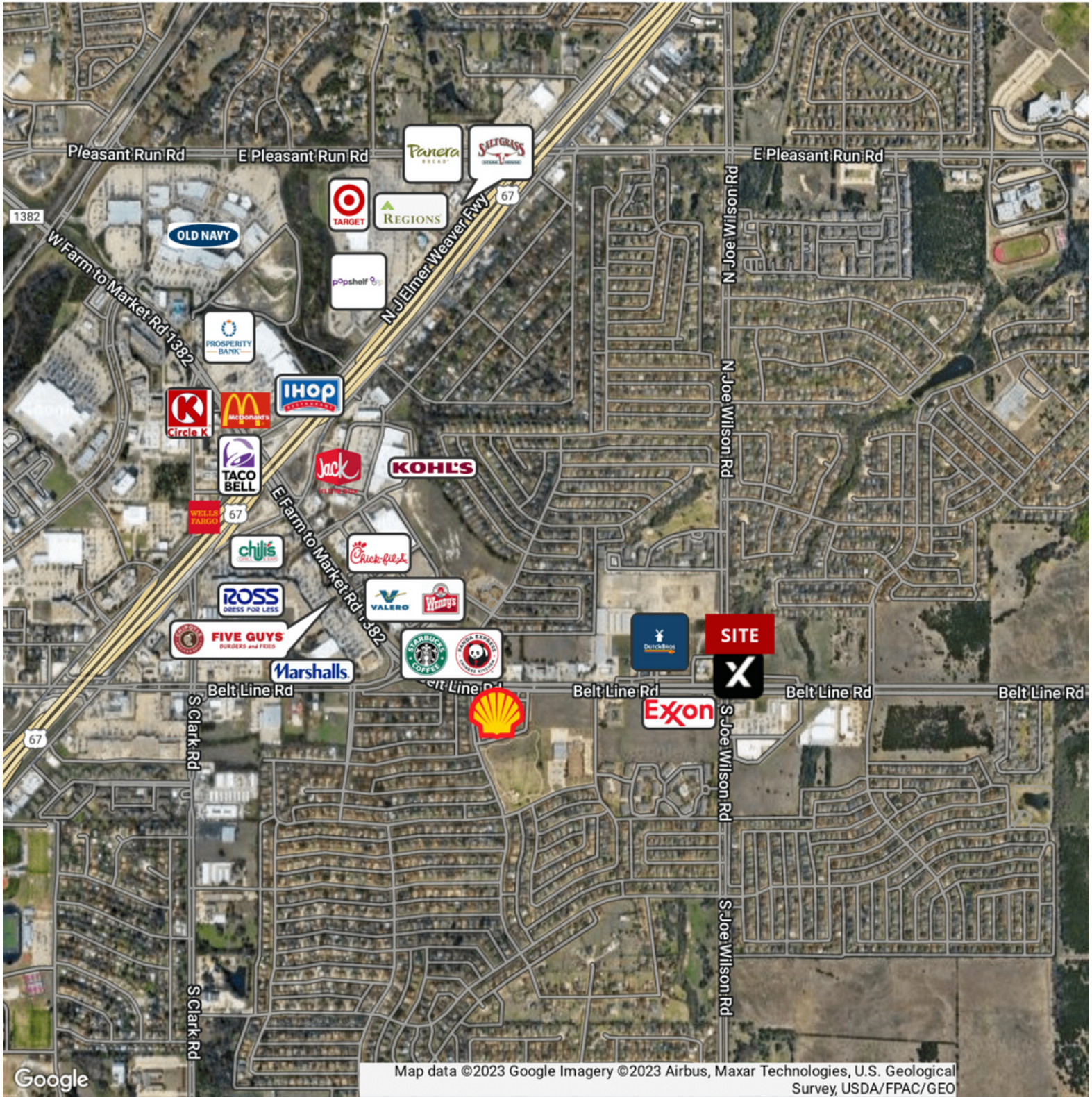
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RETAILER MAP | Dry Cleaner in Cedar Hill, TX

804 Belt Line Road, Cedar Hill, TX 75104



Map data ©2023 Google Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

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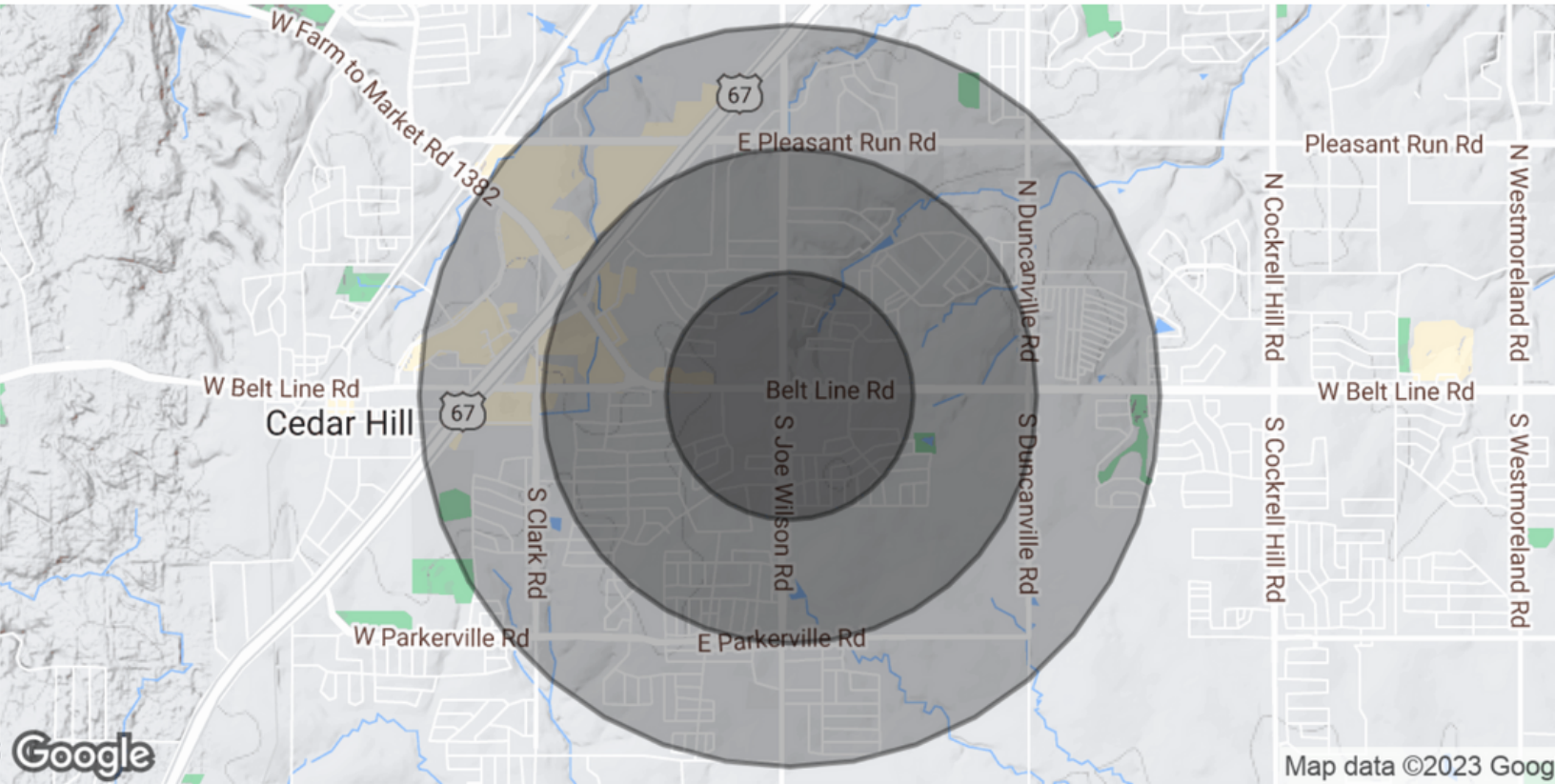
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DEMOGRAPHICS MAP | Dry Cleaner in Cedar Hill, TX

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	3,381	14,014	22,949
Average Age	34.9	33.3	35.0
Average Age (Male)	32.8	30.6	32.2
Average Age (Female)	38.4	36.1	37.6
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,300	4,545	7,721
# of Persons per HH	2.6	3.1	3.0
Average HH Income	\$74,483	\$78,943	\$80,289
Average House Value	\$158,115	\$162,078	\$169,696

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM

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