



MOTE & ASSOCIATES

Retail For Lease

424-436 N. Main Street, Duncanville



DEMOGRAPHICS SNAPSHOT per CoStar Group			
Area	Pop. Est.	Med. HH Inc.	Consumer Spend
1 mile	15,691	\$49,141	\$116,101
3 mile	89,580	\$46,865	\$674,579
5 mile	207,587	\$48,436	\$1,568,651

- Retail available for lease with prime frontage on N. Main Street with daily traffic of +/-12,715 vehicles per day*.
- Located in historic downtown Duncanville with dense area of retailers including Ben Franklin Apothecary, Kitchens Deli, Hidden Treasures, Pet Village, Roma’s Italian Bistro, Rice Pot, Duncanville Feed, and many others.
- Located just a few blocks from the intersection of Main Street and Camp Wisdom, which is host to traffic generators such as QT, Mint Dentistry, Kroger, Popeyes, Terry’s Supermarket, plus many others.
- Additional parking in rear.

Lease Rate:

\$16.20 SF + Utilities

Location:

+/-0.6 miles from I-20 & +/-2.0 miles to Hwy. 67

Use:

Retail, Office

Traffic Counts:

12,715 vehs/day*

Availability:

428 N. Main +/-1,000 SF \$1,350.00 Mo. + Utilities

Suite features a showroom/sales floor, a private office, plus a small warehouse area with a restroom and overhead door.

*per CoStar Group



Offered for lease exclusively by:
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 326 Cooper Street, Suite A1
 Cedar Hill, TX 75104

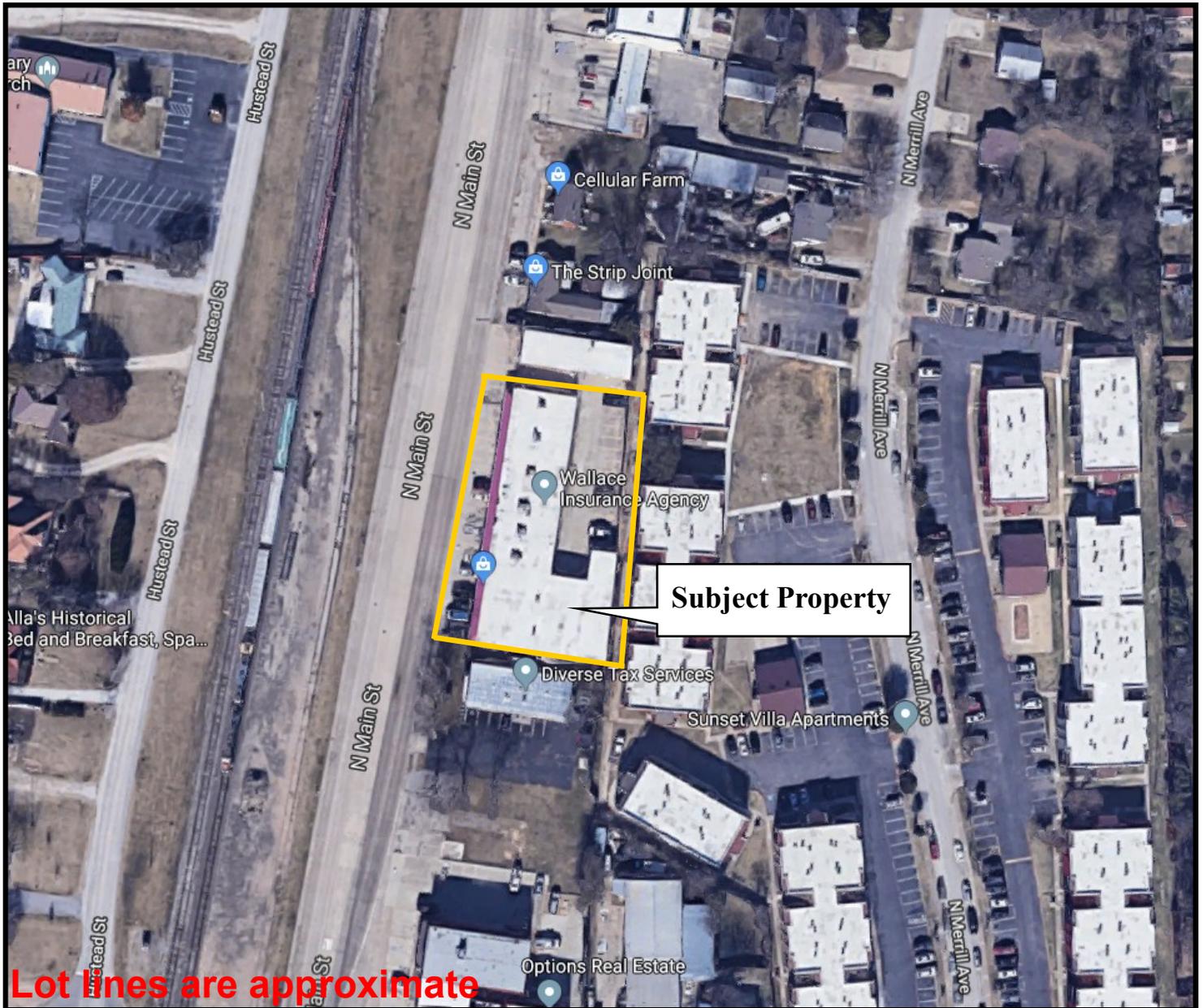
All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.



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Aerial

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Business Map

424-436 N. Main Street, Duncanville



Lot lines are approximate

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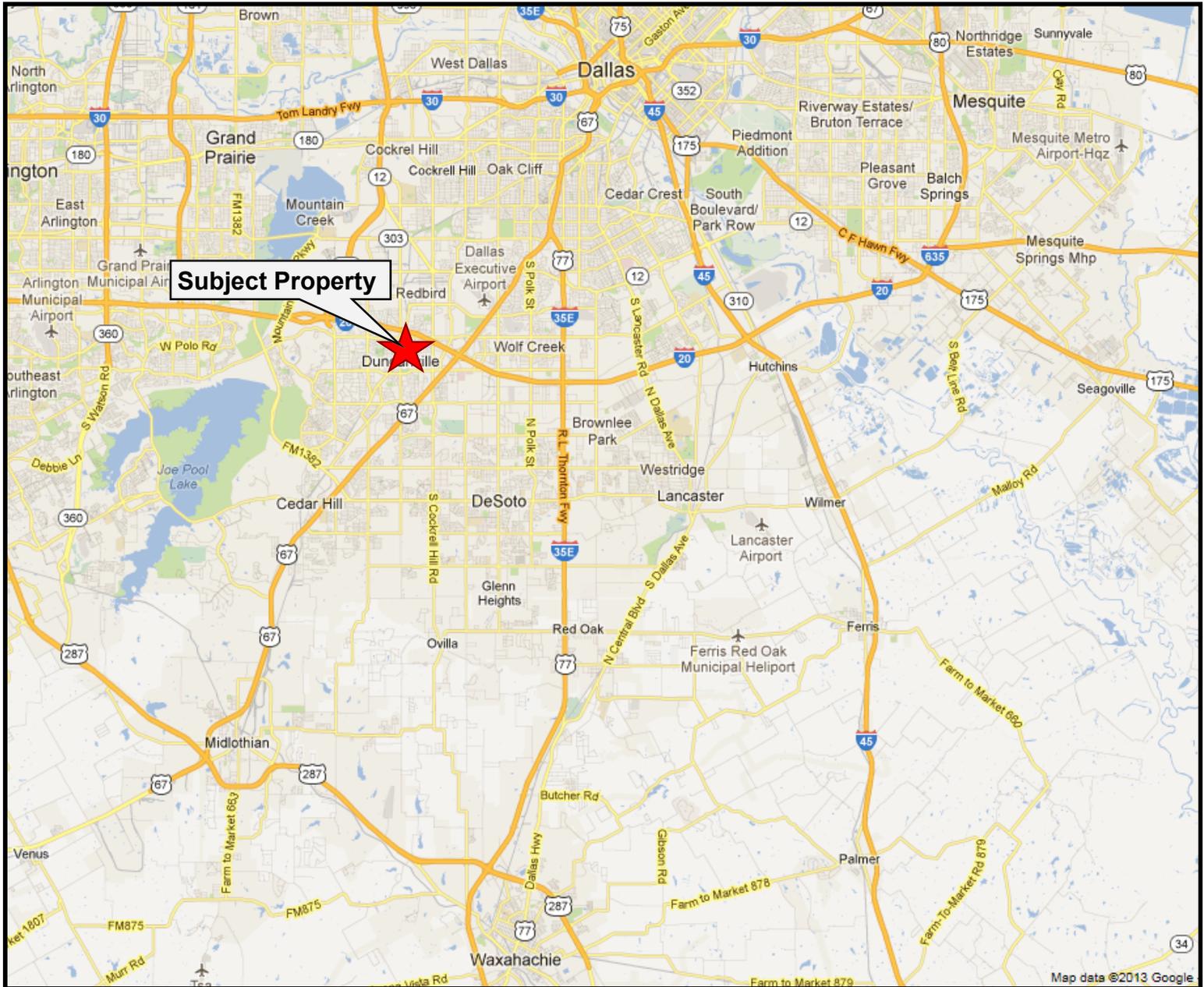
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Area Map

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