



MERRITT
CAPITAL
PARTNERS

FOR LEASE

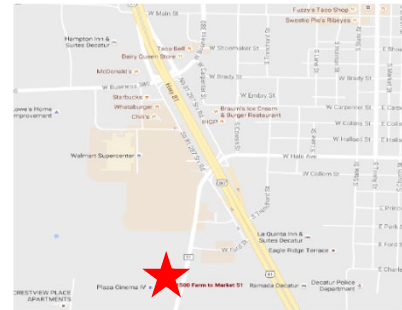
South 51 Place
Decatur, Texas



Location: **1500 South FM 51
Decatur, Texas**

Building Area: **10,800 sf**

Demographics:	1 Mile	3 Miles	5 Miles
2015 Population	1,497	6,138	8,706
2015 Med. HH Income	\$51,276	\$51,827	\$53,213



Tenants:



CONTACT

Joe Merritt
214-987-9808
joe@merritt-capital.com

Walker Bateman
214-987-9808 x 205
walker@merritt-capital.com

The Information contained herein was obtained from sources deemed reliable; however, Merritt Capital Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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Retail Center

Decatur, Texas



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South 51 Place
NOW LEASING!

Web Address: merritt-capital.com

BUILDING SIZE:

10,800 sf

RATE:

\$15.00 - 16.00 psf + \$4.00 NNN

EXPENSES:

Taxes: \$2.00

Insurance: \$0.50

CAM: \$1.50

Triple Nets: \$4.00 per square foot

TENANTS:

80% Leased

World Finance – 1,900 sf

Skyline Nails & Spa– 1,500 sf

Excel Cardiac Care- AVAILABLE SEPTEMBER- 2,200 sf

Wise Health Care- 1,500 sf

Wise Health Care- 3,700 sf



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