



FOR LEASE

MERRITT
CAPITAL
PARTNERS

Forney Plaza Forney, Texas

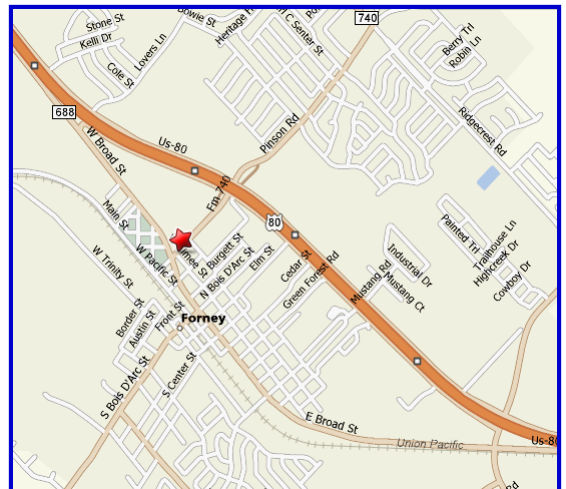


Location: 425 Pinson Road
Forney, Texas

Building Area: 14,650 sf

Demographics: **Trade Area**
2017 Population 46,368
2017 Med. HH Income \$89,573

Tenants:



CONTACT

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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

Forney, Texas



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**FORNEY PLAZA
NOW LEASING!**



Web Address: merritt-capital.com

<u>BUILDING SIZE:</u>	14,650 sf
<u>RATE:</u>	\$14.00 psf + \$4.00 NNN
<u>EXPENSES:</u>	Taxes: \$1.93 Insurance: \$0.31 CAM: \$1.76 Triple Nets: \$4.00 per square foot
<u>TENANTS:</u>	91% Leased Edward Jones & Company – 1,500 sf Bubble & Squeak Craft Beer – 1,000 sf Donut Palace – 900 sf Mr. Jim's Pizza – 1,125 sf Dodd's Barber Shop – 1,000 sf Madre's Cocina – 2,000 sf Techshark Wireless Repair – 1,000 sf The Vapor Spot — 1,250 sf Driving School – Suite L - 1,000 sf Peggy's Bookkeeping & Taxes – Suite G - 2,625 sf VACANT- SUITE M- 1,250 sf
<u>PARKING RATIO:</u>	1 parking space per 244 sq. ft. (60 total spaces)

Pinson Road

Forney Plaza

425 Pinson Road
Forney, TX 75126

 Suite A 1,500 SF	Bubble & Squeak Craft Beer Suite B 1,000 SF	Vapor Spot Suite C 1,250 SF	Donut Palace Suite D 900 SF	 Suite E 1,125 SF	Peggy's Bookkeeping & Taxes Suite G 2,625 SF
					Dodd's Barber Shop Suite H 1,000 SF
					Madres' Cocina Suite I & J 2,000 SF
					Techshark Suite K 1,000 SF
					Driving School Suite L 1,000 SF
					VACANT Suite M 1,250 SF