



MERRITT
CAPITAL
PARTNERS

FOR LEASE

Grand Corners
Gainesville, Texas

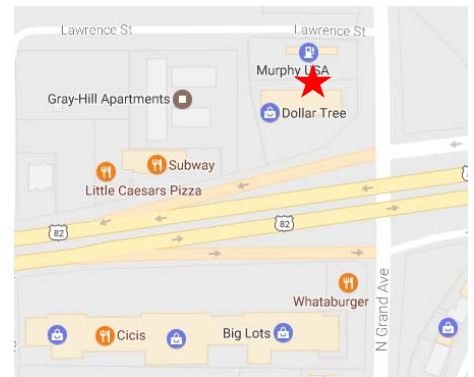


Location: 1501 N. Grand Avenue
Gainesville, Texas

Building Area: 19,350 sf

Demographics:	1 Mile	3 Miles	5 Miles
2016 Population	5,837	16,824	19,769
2016 Med. HH Income	\$51,192	\$57,874	\$59,971

Traffic Count:
HWY 82 CPD: 28,036



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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NOW LEASING!

Web Address: merritt-capital.com

<u>BUILDING SIZE:</u>	19,334 sf
<u>RATE:</u>	\$18 – 19 psf + \$5.25 NNN
<u>EXPENSES:</u>	Taxes: \$ 2.25
	Insurance: \$ 0.50
	<u>CAM:</u> \$ 2.50
	Triple Nets: \$5.25 per square foot
<u>TENANTS:</u>	93% Leased
	Dollar Tree– 7,500 sf
	Sally Beauty– 1,875 sf
	Cash Store– 1,500 sf
	VIP Nail Spa– 1,350 sf
	GameStop- 1,500 sf
	Cato- 3,225
	FOR LEASE- SUITE J- 1,192 sf
	Boost Mobile- 1,192 sf



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FOR LEASE

Retail Center

Gainesville, Texas

**CASH
STORE**

GameStop



**SALLY
BEAUTY SUPPLY**

VIP NAILS
& SPA

FOR LEASE
SUITE J
1,192 SF

