



MERRITT
CAPITAL
PARTNERS

FOR LEASE

Grand Corners
Gainesville, Texas



Location:

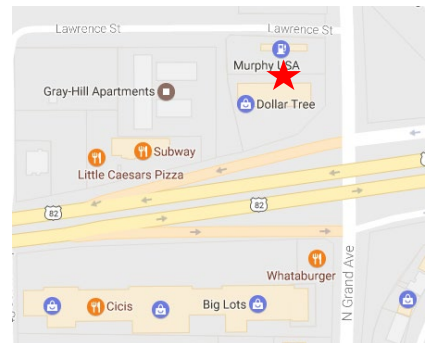
1501 N. Grand Avenue
Gainesville, Texas

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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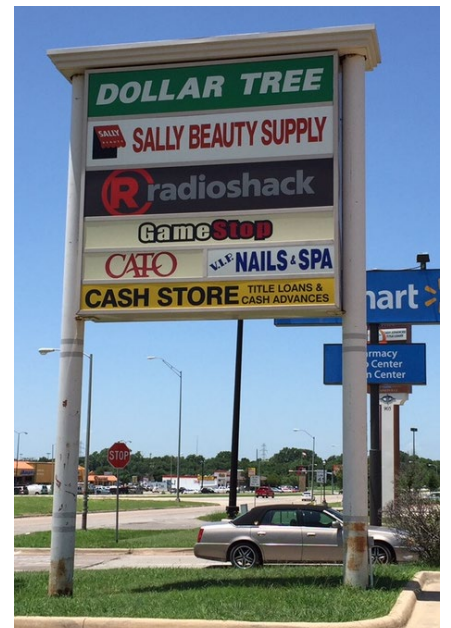


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NOW LEASING!

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: \$ 2.50</u>
	Triple Nets: \$5.25 per square foot
<u>TENANTS:</u>	88% 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
	FOR LEASE- SUITE K- 1,192 sf



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FOR LEASE

Retail Center

Gainesville, Texas

**CASH
STORE**

GameStop

FOR LEASE
SUITE K
1,192 SF

SALLY
BEAUTY SUPPLY

VIP NAILS
& SPA

FOR LEASE
SUITE J
1,192 SF

