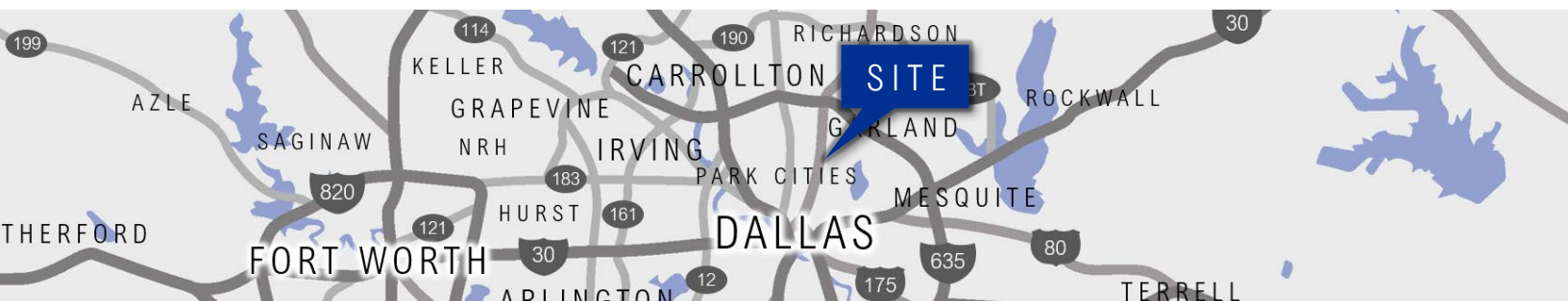


GREENVILLE AVE DRIVE-THRU BEVERAGE

FOR LEASE | ±3,844 SF | ±0.31 ACRES | ±30,000 VPD

6850 GREENVILLE AVE, DALLAS, TX 75231



EXCLUSIVELY OFFERED BY

FABIO FELIX

Office: 214.520.8818 x 6

Cell: 323.893.3440

fabio@sljcompany.com

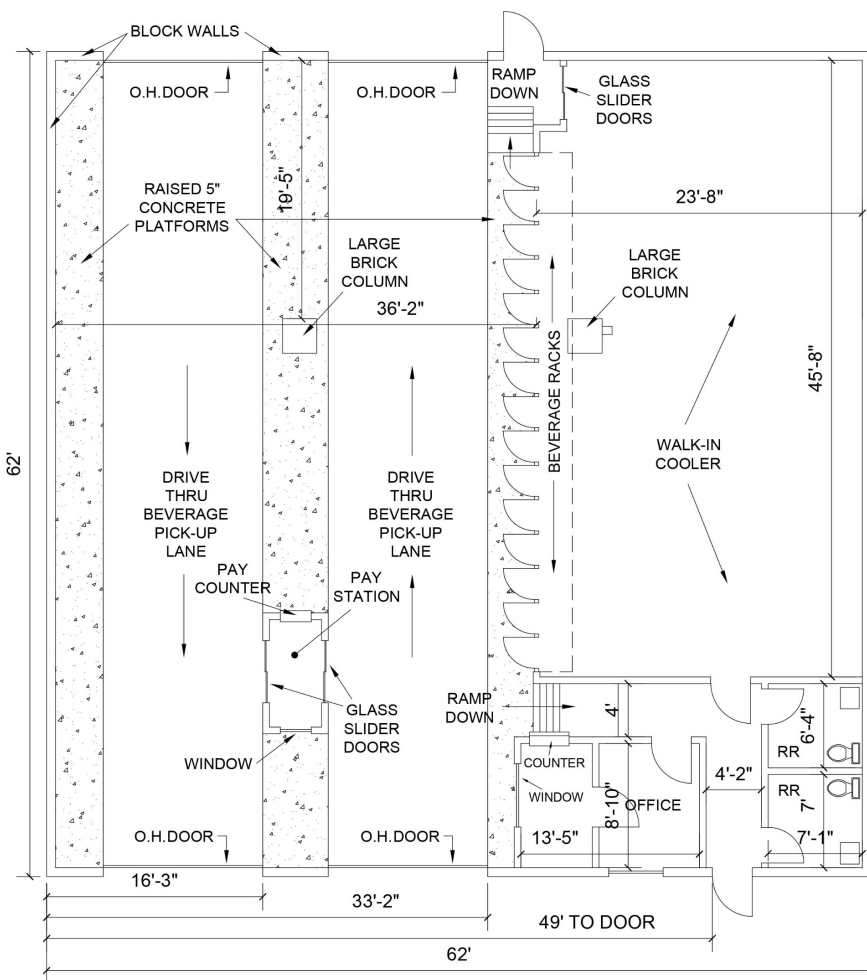
HABLO ESPAÑOL

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com



SCAN TO VIEW
PROPERTY ONLINE



PROPERTY DETAILS

Building Size: ±3,844 SF

- Two Interior Drive-Thru Lanes
- Existing Walk-In Cooler & Beverage Racks

Year Built: 1965

Land Area: ±0.31 Acres (13,505 SF)

Frontage: ±115' on Greenville Ave

Parking: ±18 spaces

USE

Zoning: Mixed-Use 3 District (MU-3)

Previous Uses: Drive-Thru Beverage Store

Recommended Uses:

- Drive-Thru Beverage Store
- Retail

PRICING

Lease Rate: Contact Broker

Expense Escrow Estimates: \$13,180 annually (\$3.43 PSF)

- Real Estate Taxes – \$9,620 annually (\$2.50 PSF)
- Insurance – \$3,560 annually (\$0.93 PSF)

2023 DEMOGRAPHICS

	1 Mile	3 Mile
Population:	32,529	143,166
Households:	13,981	61,942
Average HH Income:	\$73,794	\$121,751
Median Home Value:	\$714,544	\$673,626
Median Age:	33.4	36.7
% Employed:	72.8%	67.5%
% Educated:	63.6%	80.9%