

# NORTH RICHLAND HILLS LAST MILE DELIVERY WAREHOUSE

7120 RUFÉ SNOW DR.  
NORTH RICHLAND HILLS, TX 76182

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$4.95 SF/yr (NNN)
Building Size:	58,960 SF
Available SF:	58,960 SF
Lot Size:	8.23 Acres
Year Built:	1996
Zoning:	C-1,N Richland Hills
Market:	Dallas/ Fort-Worth
Submarket:	Watauga/Keller/ NRH Ret
APN:	06887260

## PROPERTY OVERVIEW

Former Tom Thumb grocery store with abundant parking, tall ceilings, dock high and grade level loading.

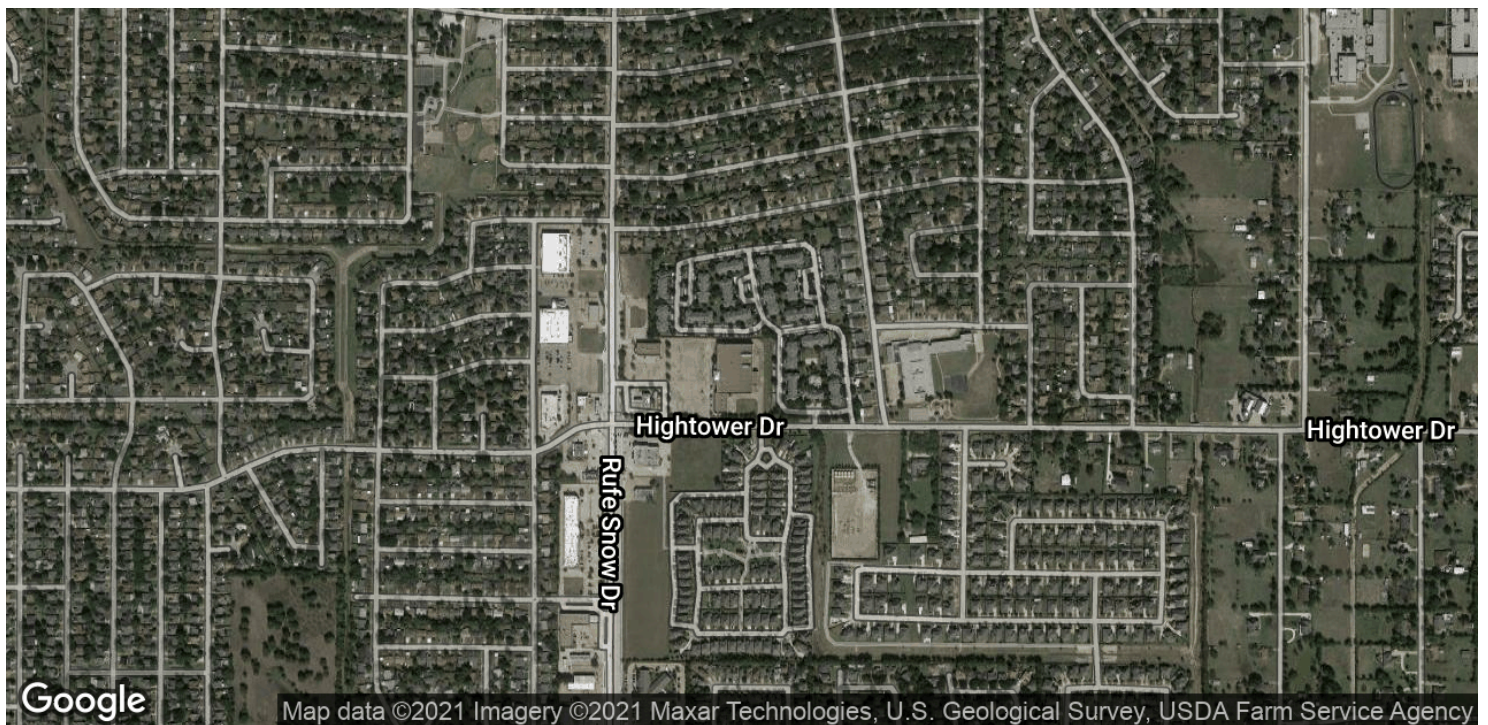
## PROPERTY HIGHLIGHTS

- suburban location for easy and efficient distribution
- taller ceilings for additional inventory storage
- opportunity for retail presence in prominent shopping center
- 100% HVAC

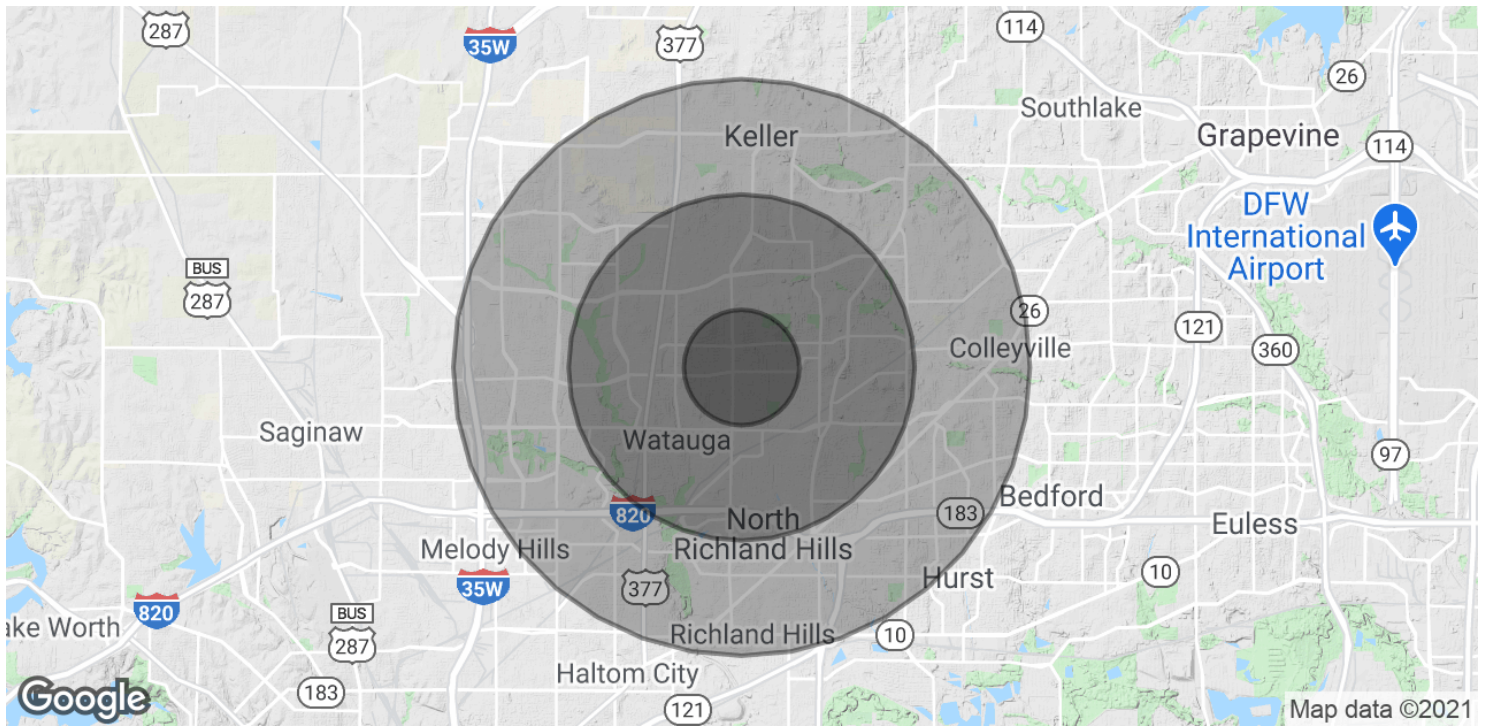
# Additional Photos



# Location Maps



# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,959	112,253	272,426
Average age	34.2	35.7	35.9
Average age [Male]	33.6	34.5	34.6
Average age [Female]	35.6	36.6	36.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,344	39,424	97,130
# of persons per HH	2.8	2.8	2.8
Average HH income	\$71,911	\$83,933	\$85,027
Average house value	\$175,751	\$202,149	\$208,608

\* Demographic data derived from 2010 US Census