

# AVAILABLE FOR LEASE

## PRIME RETAIL SPACE



**BUILDING ELEVATION - EAST**

**MAIN ST. & MEMORIAL • The Colony, TX**

### THE BASICS

- Project:** Highly visible 18,845 sq. ft. retail center  
**Location:** Across from Wal-Mart on the corner of Main Street at Memorial
- Area:** Exploding growth of new homes and commercial activity  
**Zoning:** General Retail
- Traffic Count:** 44,800 Cars per day
- Available Space:** 1,200 sq. ft. (20'x65') up to 10,000 sq. ft.  
**Lease Rate:** \$20.00 to \$22.00 +\$5.00 nnn  
**Tenant Imp:** \$15.00 per sq. ft.  
**Availability:** June 2008 Occupancy

### CONTACT

**Bill Ellis or C.B. Team**

Ellis & Tinsley, Inc.

**817.737.5000**

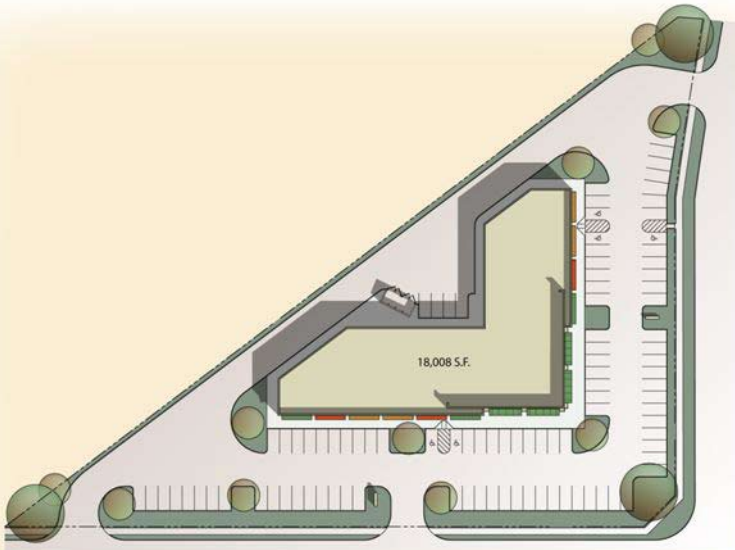
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### DEMOGRAPHICS

	2006	1 mile	3 Mile	5 Mile
Population		4,123	51,047	145,736
5 yr Projected		4,902	66,490	185,627
Avg. HH Inc.		\$95,245	\$98,281	\$124,519

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📍 SITE PLAN

**THE COLONY COURT RETAIL CENTER**

Halbache Dietz  
Architects

