



UPTOWN CENTER – FOR LEASE

613 & 617 Uptown Boulevard, Cedar Hill, TX 75104

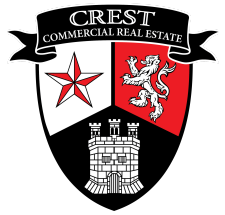
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9330 Lyndon B Johnson Fwy #1080, Dallas, TX 75243 | 214.696.6677 | crestcommercial.com

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For Lease

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PROPERTY HIGHLIGHTS

- Under new ownership - ownership can provide free rent or TIA for qualified tenants
- Suite 613-103: 2,097 SF available - ideal for retail, service, or medical use
- Prime Uptown Cedar Hill location - shadow-anchored by Walmart Supercenter attracting 2.4 million annual visits (Source: Placer.ai)
- Excellent visibility and access along Uptown Boulevard with combined traffic counts of $\pm 97,000$ vehicles per day (Highway 67 & FM 1382)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,097 SF
Lot Size:	2.738 Acres
Building Size:	22,844 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,433	19,723	44,965
Total Population	9,453	58,534	131,892
Average HH Income	\$86,399	\$105,326	\$105,509

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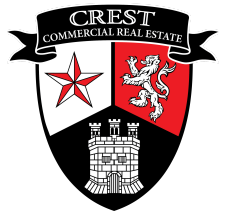
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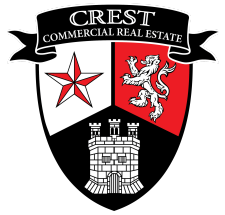
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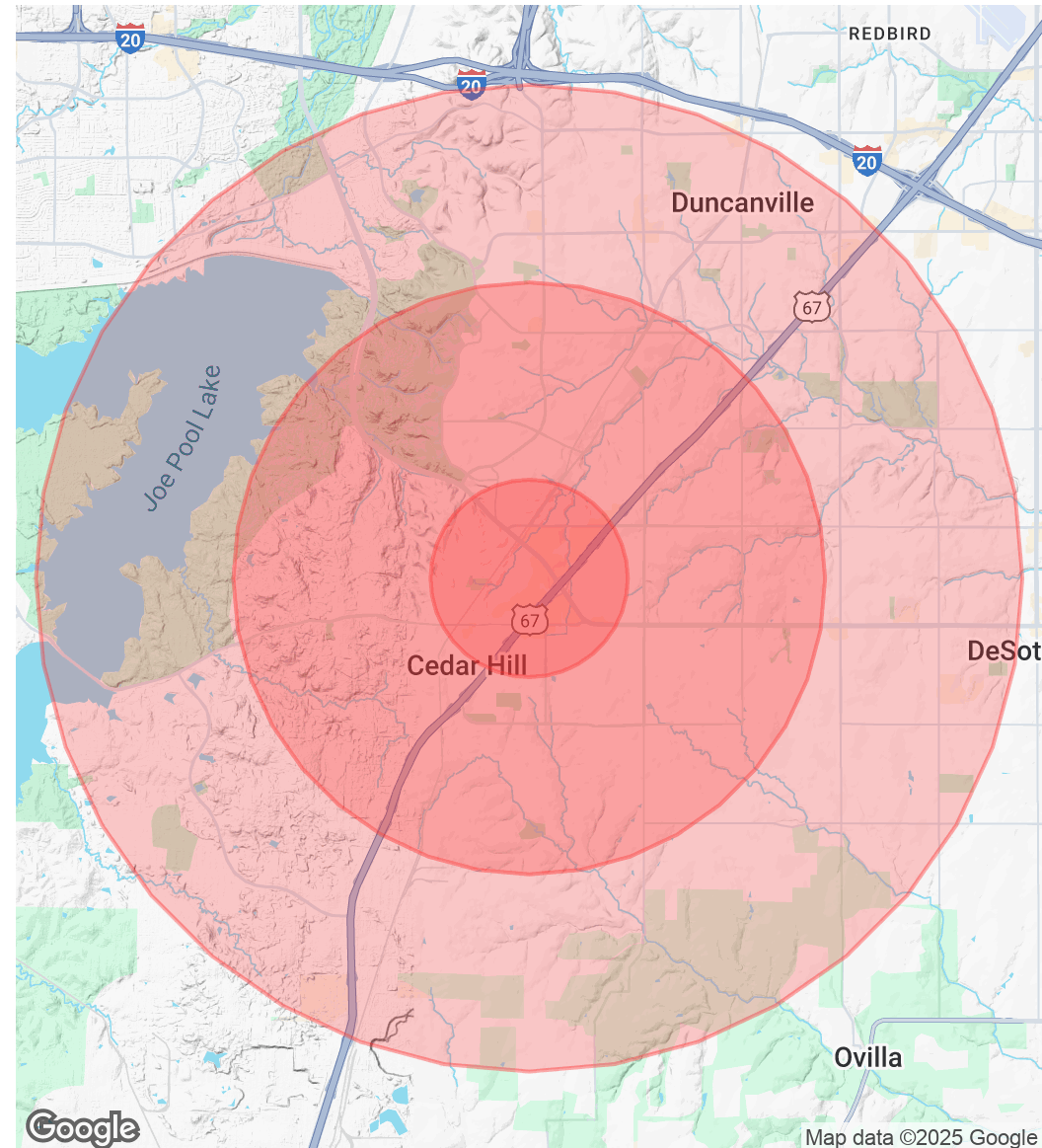
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,453	58,534	131,892
Average Age	38	39	39
Average Age (Male)	37	37	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,433	19,723	44,965
# of Persons per HH	2.8	3	2.9
Average HH Income	\$86,399	\$105,326	\$105,509
Average House Value	\$285,040	\$314,030	\$318,316

Demographics data derived from AlphaMap



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