



800 SILKEN CROSSING ROAD – FOR LEASE

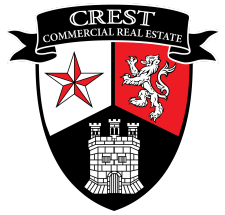
Midlothian, TX 76065

Cody Johnson 214.295.8583 cjohnson@crestcommercial.com

800 Silken Crossing Road

For Lease

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PROPERTY HIGHLIGHTS

- Located at Intersection of Silken Crossing Rd. & George Hopper Rd.
- Terrific Tenant Mix including Anytime Fitness, Sherwin Williams Paints, TX Black Belt Academy & More
- High Daytime Traffic

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,100 SF
Building Size:	23,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,535	7,330	12,884
Total Population	4,311	21,297	38,315
Average HH Income	\$117,746	\$125,226	\$137,385

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,100 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
AVAILABLE	Available	2,100 SF	NNN	Negotiable	Suite 112

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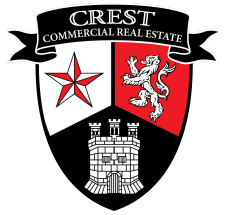
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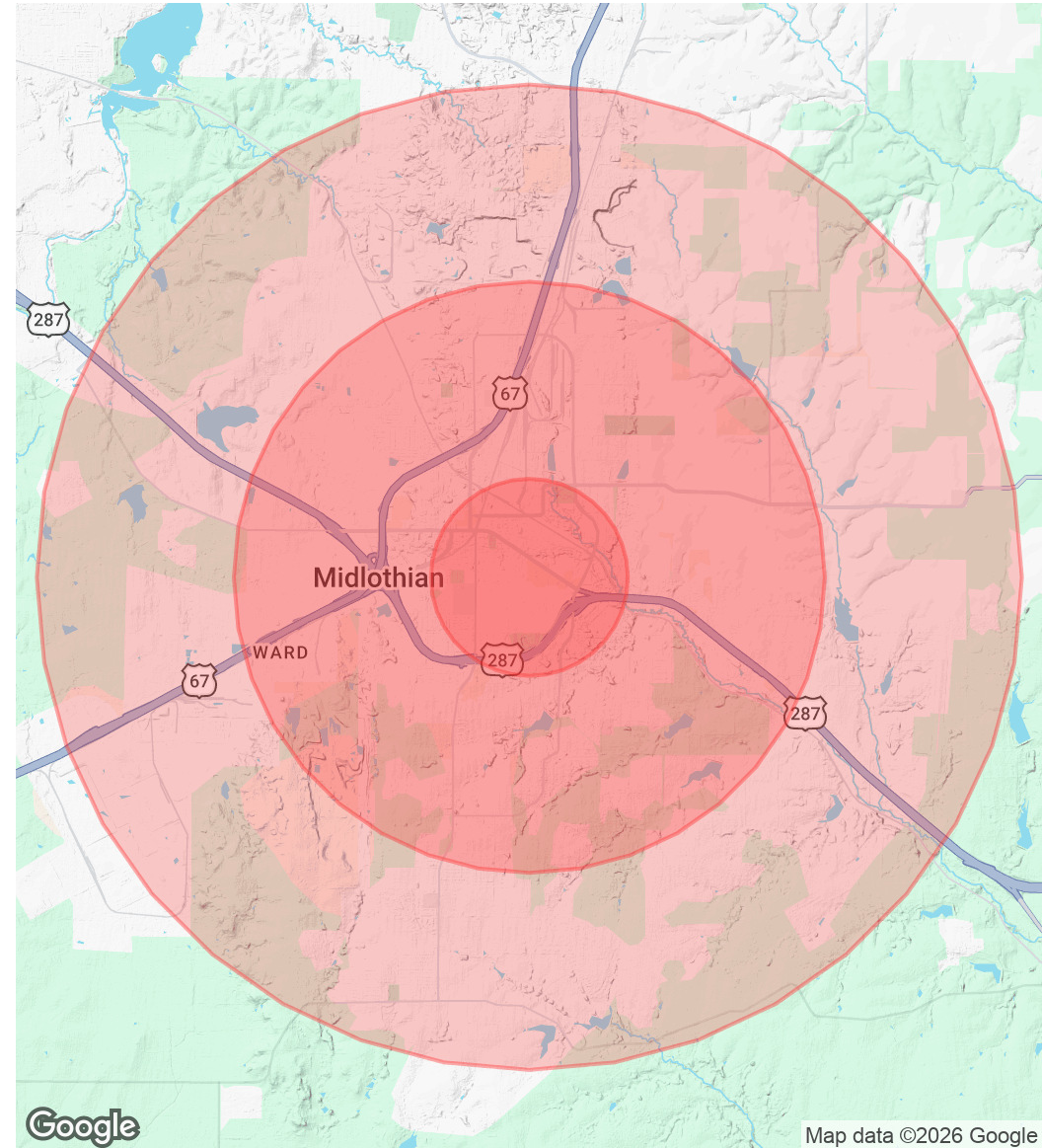
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,311	21,297	38,315
Average Age	35.5	36.8	36.7
Average Age (Male)	33.3	34.1	34.7
Average Age (Female)	36.7	37.1	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,535	7,330	12,884
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$117,746	\$125,226	\$137,385
Average House Value	\$356,903	\$420,565	\$440,067

2023 American Community Survey (ACS)



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