



318 S Central Expy

318 S Central Expy, Richardson, TX 75080

Talley
RENTS



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318 S Central Expy

\$19.00 - \$21.00 /SF/Yr

17,352 SF Retail Strip Center facing Central Expressway. Local management, leasing and owners. Total contiguous space of 7,553 sqft available @ \$19.00 psqft + NNN.

1,834 sqft of warehouse and 900 sqft of office & restroom combined.

Other option is to split the 7,553 sqft space into 2 separate units. This will create the 4,395 sqft and 3,158 sqft spaces.....

- Great Location
- Easy Access
- Freeway Visibility, Pylon Sign
- Local Owners/Management

For more information visit:

<https://www.loopnet.com/Listing/318-S-Central-Expy-Richardson-TX/21625055/>



Rental Rate: \$19.00 - \$21.00 /SF/Yr

Total Space Available: 15,106 SF

Max. Contiguous: 7,553 SF

Property Type: Shopping Center

Center Type: Strip Center

Stores: 5

Center Properties: 1

Frontage: 170' on Central Expy

Gross Leasable Area: 17,352 SF

Walk Score ®: 71 (Very Walkable)

Transit Score ®: 53 (Good Transit)

Rental Rate Mo: \$1.75 USD/SF/Mo

1st Floor Ste 113

Space Available	3,158 SF
Rental Rate	\$21.00 /SF/Yr
Contiguous Area	7,553 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Freeway Visibility, Pylon Sign, Overhead Rear Door, Large Open Showroom w/ Glass Store Frontage, Restroom, Large Rear Storage/Back Room, New HVAC.

1

1st Floor Ste 114 Full

Space Available	7,553 SF
Rental Rate	\$19.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 7 Years

Freeway Visibility, Pylon Sign, Overhead Rear Door, Large Open Showroom w/ Glass Store Frontage, 3 Offices, Men's & Ladies Updated Restroom, Large Rear Storage/Back Room, New HVAC. 900 sqft of office/ restroom, 4,819 sqft of showroom, 1,834 sqft of warehouse.

2

1st Floor Ste 114 Split

Space Available	4,395 SF
Rental Rate	\$20.00 /SF/Yr
Contiguous Area	7,553 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Freeway Visibility, Pylon Sign, Overhead Rear Door, Large Open Showroom w/ Glass Store Frontage, 3 Offices, Men's & Ladies Updated Restroom, Large Rear Storage/Back Room, New HVAC

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bulldog Barber Shop	-	
One Stop Smoke Shop		
Sara's Secret	-	
Tile Land	-	



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