



For Information

Former Grocery Store

- 64,842 SF on 5.67 acres
- Area Retailers: Walmart Supercenter, Cinemark, Home Depot
- Along primary road connecting North Fort Worth & Dallas
- Next to one of the nation's top Walmart Supercenters with top 20 sales volumes since 2005

**1108 N US 377
Roanoke, TX 76262**

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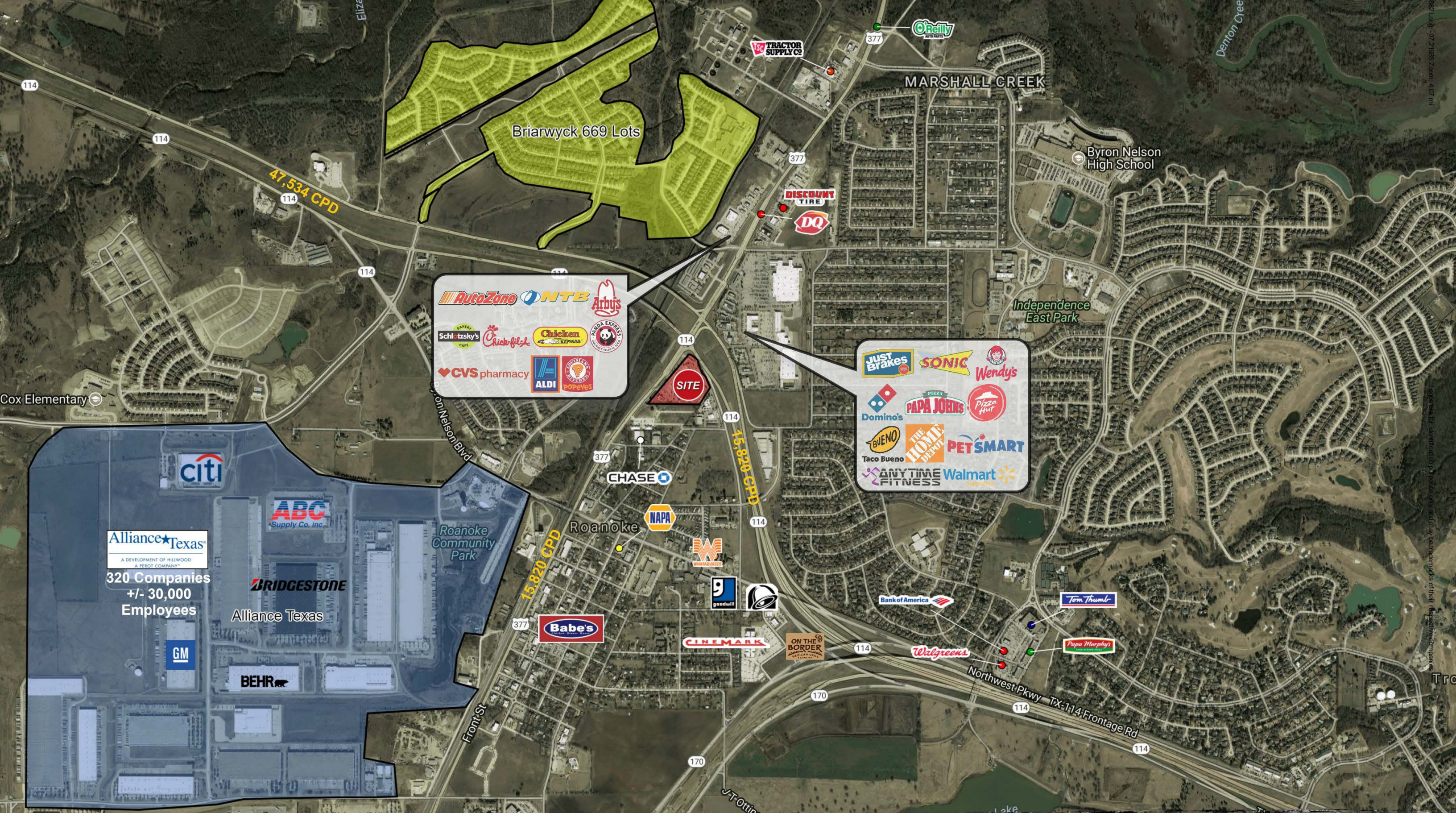
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NNN		
CAM:		\$2.00 psf
RE TAX:		\$1.60 psf
INS:		\$0.30 psf
TOTAL:		\$3.90 psf

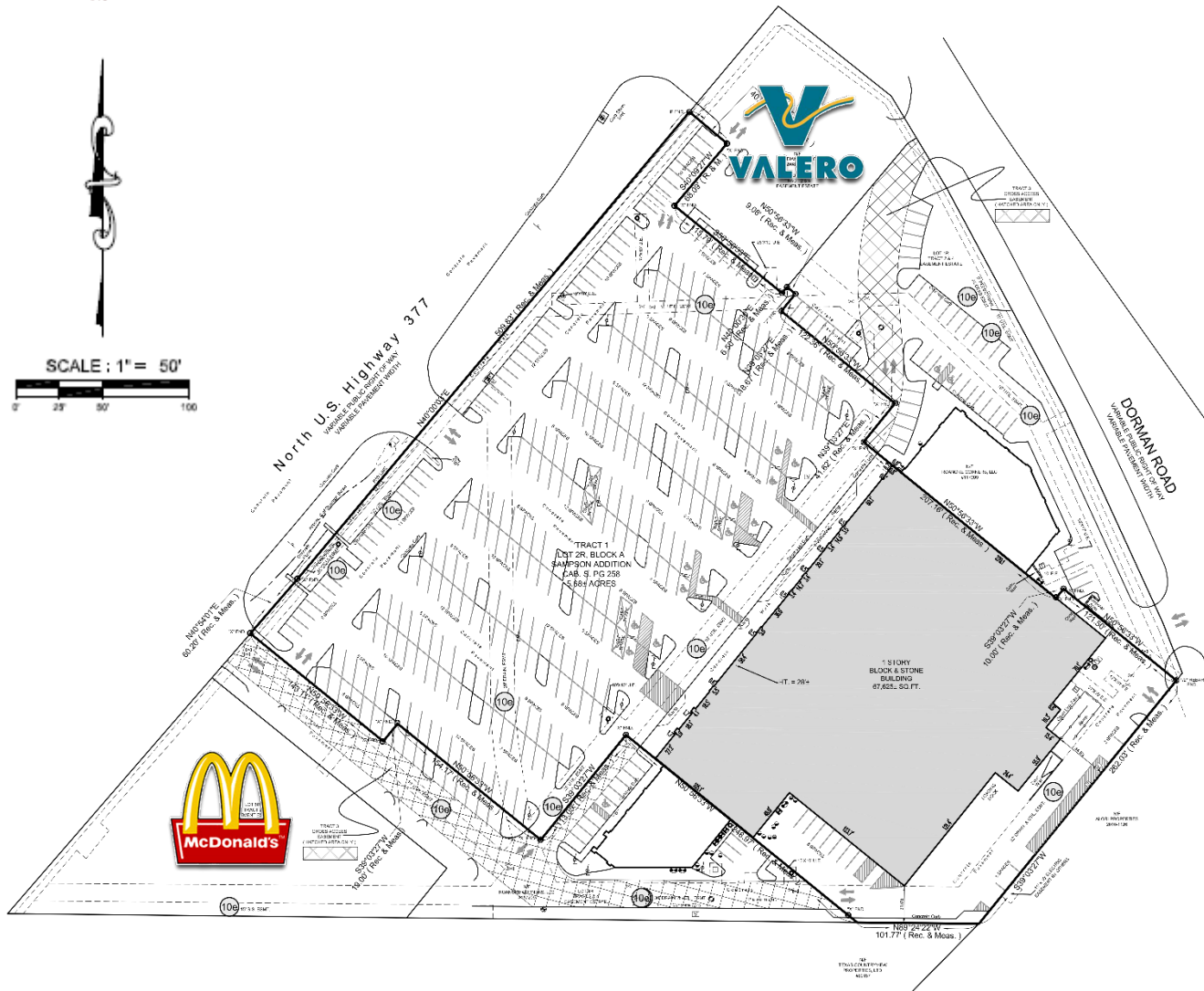




Intersection Aerial

1108 N US 377 | Roanoke, Texas 76262

Former Grocery Store | Site Plan



Demographics (2016)	1 mile	3 mile	5 mile
Est population	6,690	23,073	64,994
Daytime population	4,635	10,395	23,065
Est avg HH income	\$92,164	\$109,900	\$127,592

Traffic counts	
N US 377	15,820 CPD
SH 114	44,283 CPD