



**MERRITT
CAPITAL
PARTNERS**
www.merritt-capital.com

FOR LEASE

Vintage Bank Retail Center Glenn Heights, Texas



Location: 105 – 135 W. Ovilla Road
Glenn Heights, Texas

Building Area: 25,000 sq. ft.

Trade Areas: Glenn Heights, Ovilla,
Red Oak, DeSoto

Demographics:	1 Mile	3 Mile	5 Mile
2004 Population	2,768	19,634	58,118
2005 Med. HH Income	\$44,177	\$54,993	\$64,772

Additional Features:

- Pylon Sign

Major Tenants



Allstate.



FARMERS[®]

CONTACT

Joe Merritt

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joe@merritt-capital.com



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VINTAGE BANK RETAIL CENTER



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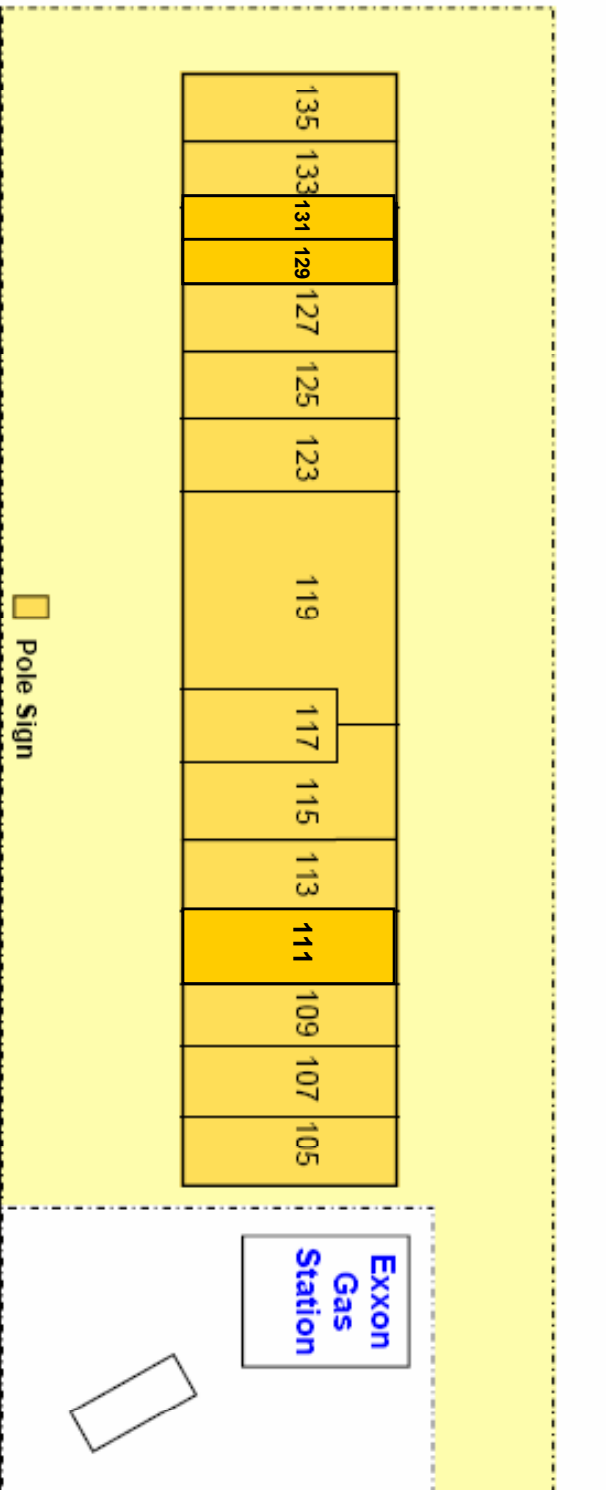
**MERRITT
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**Vintage Bank Retail Center
105 – 135 W. Ovilla Road
(at Hampton Road)
Glenn Heights, Texas 75154**

Web Address: www.merritt-capital.com

<u>Owner:</u>	Abrams Plaza, Ltd.
<u>BUILDING SIZE:</u>	25,000 Square Feet
<u>RATE:</u>	\$11.00 Per Square Foot Plus Triple Net
<u>EXPENSES:</u>	Taxes: \$1.50 Insurance: \$0.35 <u>CAM: \$1.40</u> Triple Nets: \$3.25 per square foot
<u>FINISH-OUT:</u>	Negotiable – all spaces previously finished
<u>AVAILABLE SPACE:</u>	1,062 sq. ft. - #131, ready for occupancy 1,288 sq. ft. - #129, ready for occupancy 2,350 sq. ft. - #111, white box condition
<u>% LEASED:</u>	81% Leased
<u>PARKING RATIO:</u>	4 parking spaces per 1,000 square feet

ABRAMS PLAZA
105-135 W. Ovilla Road
Glenn Heights, Texas 75154



W. Ovilla Road

S. Hampton Rd.

Sonic Gas Station

Dollar General Store

Citgo Gas Station

- Tenants:
- 135 – Family Dentistry
 - 133 – Allstate Insurance
 - 131 – **VACANT**
 - 129 – **VACANT**
 - 127 – Mama's Donuts
 - 125 – Ovilla Road Cafe
 - 123 – Up Cuts
 - 119 – Vintage Bank
 - 117 – Farmer's Insurance
 - 115 – Nu-Image Salon
 - 113 – Rick's Hardware
 - 111 – **VACANT**
 - 109 - Subway
 - 107 – It Figures
 - 105 – Maddox Cleaners