



# Retail Space for Lease

## ARAPAHO VILLAGE

### LOCATION

819 W. Arapaho Road  
Located between West Shore Dr. and Newberry Dr  
Richardson, Texas 75080

### LEASE RATES

\$10.00 - \$13.00 PSF/NNN

### NNN EXPENSES

Approximately \$4.15 psf

### AVAILABILITY

Suite 20 - 1,980 sf  
Suite 40 - 1,970 sf  
Suite 52 - 8,375 sf  
Suite 58B - 3,300 sf

### TRAFFIC GENERATORS



Tuesday Morning



Curves



### TRAFFIC COUNTS (2003)

Arapaho Road 26,030 vpd

### DEMOGRAPHICS

	1-mile	3-mile	5-mile
Avg. HH Income	\$71,341	\$83,819	\$85,965
Population	14,851	120,644	381,128
Households	6,295	50,056	171,634
Daytime Population	15,202	161,234	523,482



### CONTACT

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