

# 1000 W ROSEMEADE PKWY



**LEGACY**  
COMMERCIAL PROPERTY

CARROLLTON, TX 75007

## PROPERTY SUMMARY



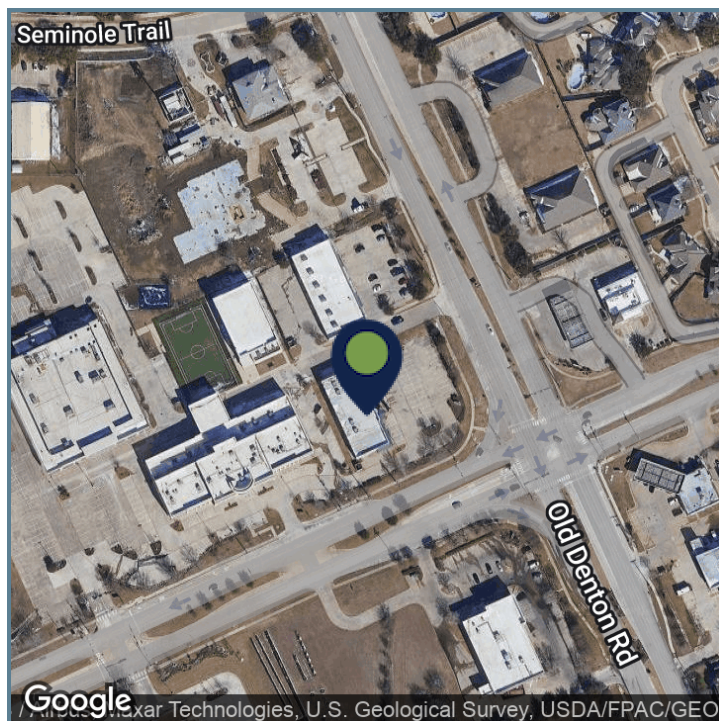
## PROPERTY DESCRIPTION

Check out this exciting leasing opportunity at 1000 W ROSEMEADE PKWY, located in the heart of Carrollton, TX. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Carrollton. Reach out to our team for further information and arrange a showing.

## OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	4
Available SF:	
Building Size:	8,186 SF

SPACES	LEASE RATE		SPACE SIZE	
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	5,027	21,857	84,107	



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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209 Powell Place  
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ADDITIONAL PHOTOS



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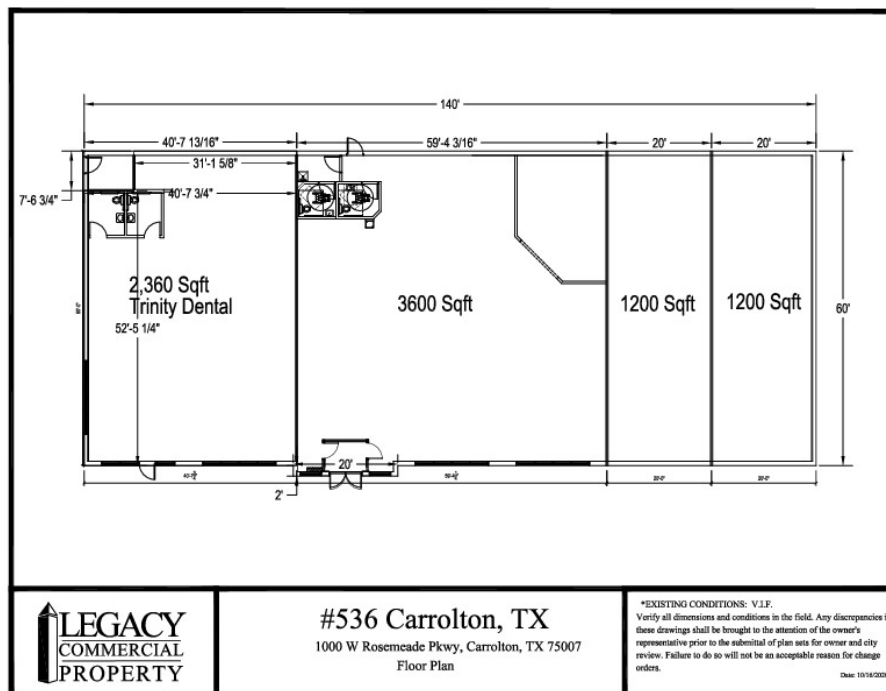
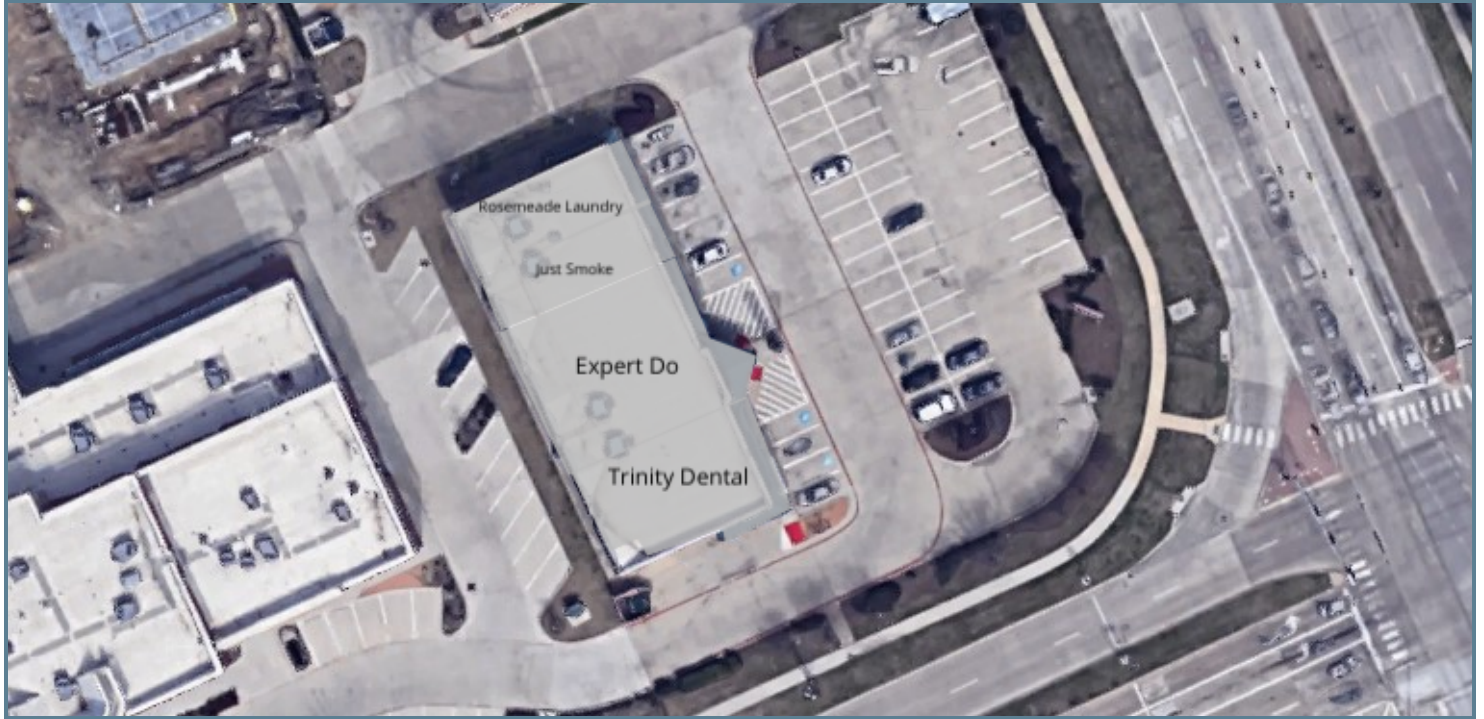
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## SITE PLANS



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## RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Trinity Dental	A	2,186			\$0	26.7	\$0.00
Expert Do	B	3,600			\$0	43.98	\$0.00
Just Smoke	C	1,200			\$0	14.66	\$0.00
Rosemeade Laundry	D	1,200			\$0	14.66	\$0.00
Totals/Averages		8,186			\$0		\$0.00

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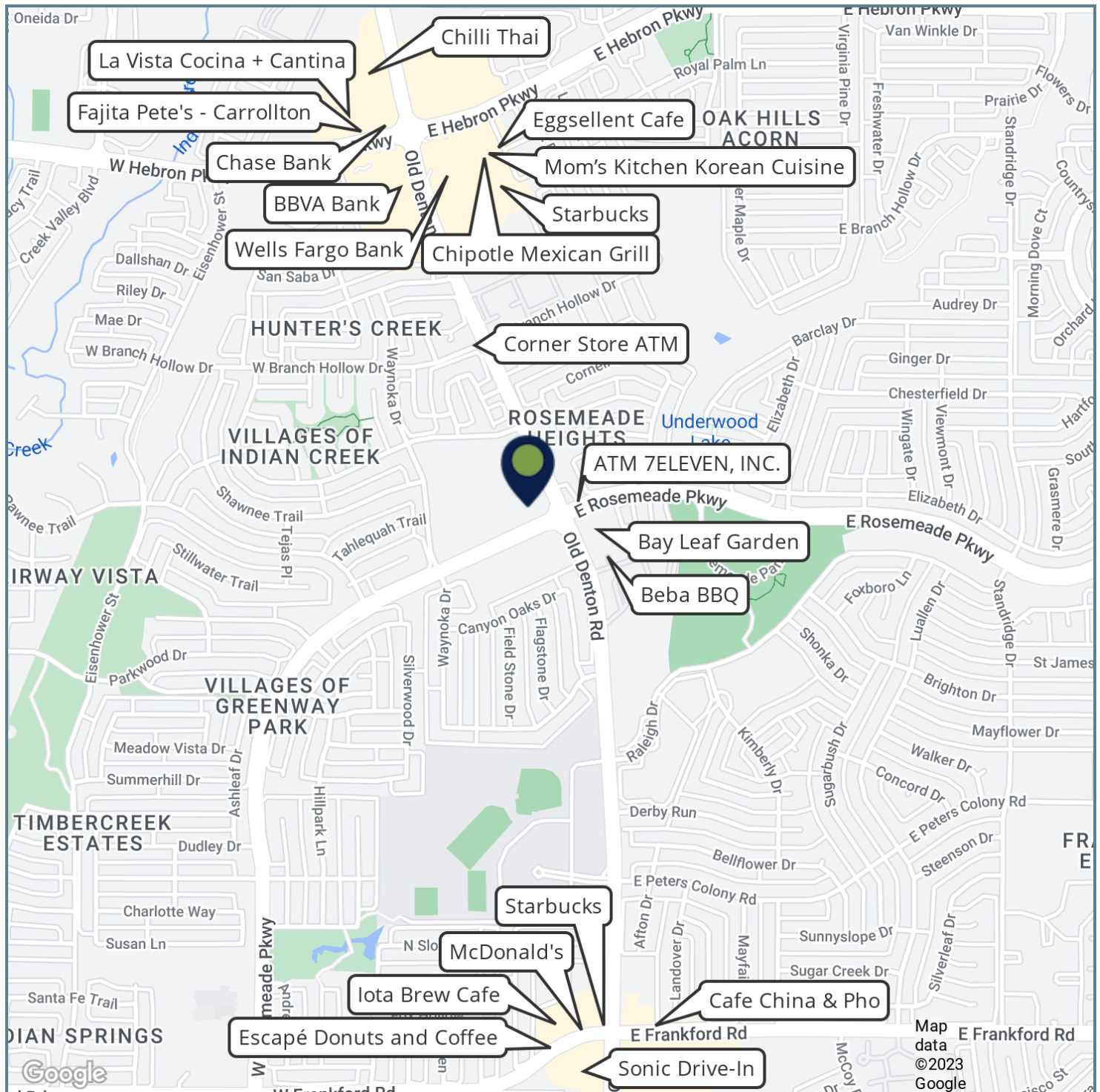
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## RETAILER MAP



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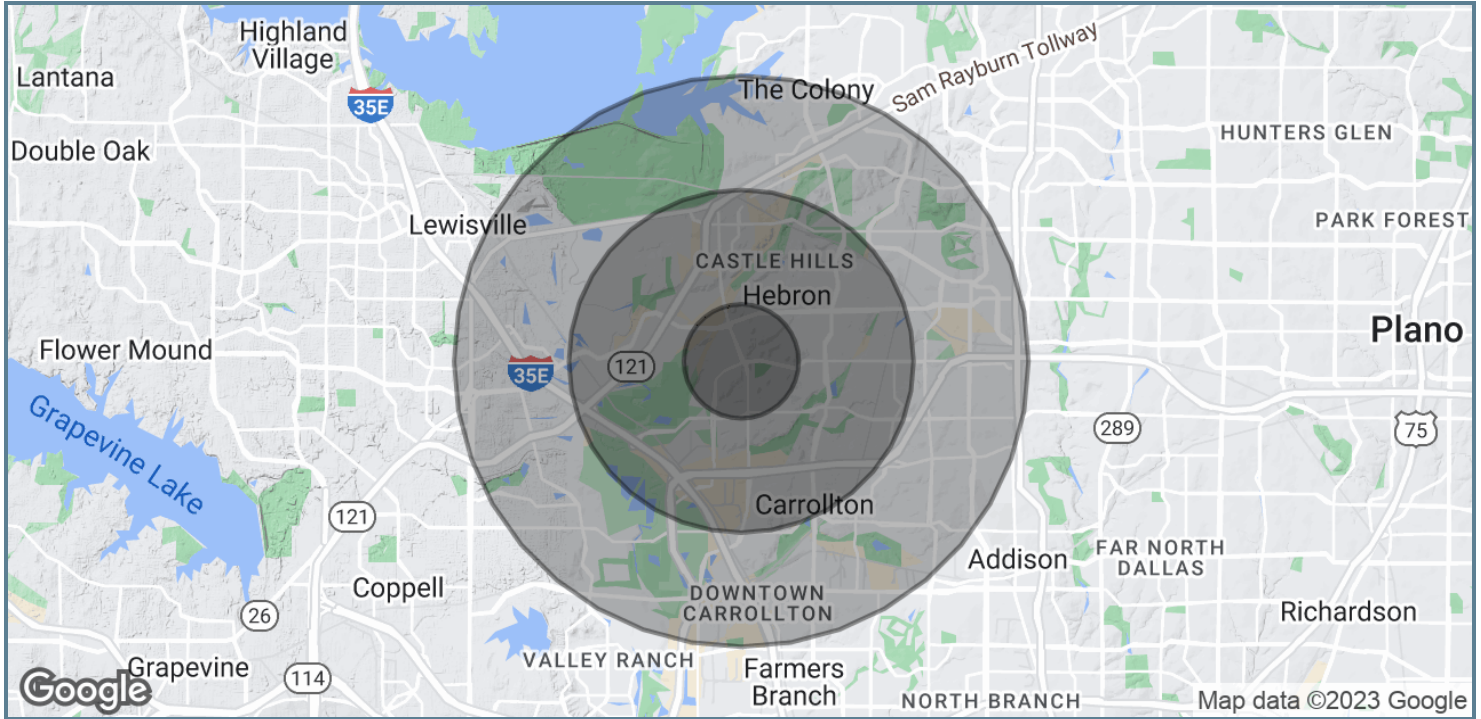
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,060	90,304	214,785
Average age	36.8	35.5	34.0
Average age (Male)	36.8	34.7	33.2
Average age (Female)	37.6	36.3	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,027	31,857	84,107
# of persons per HH	2.8	2.8	2.6
Average HH income	\$101,654	\$96,285	\$84,896
Average house value	\$191,113	\$245,938	\$239,738

\* Demographic data derived from 2020 ACS - US Census

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