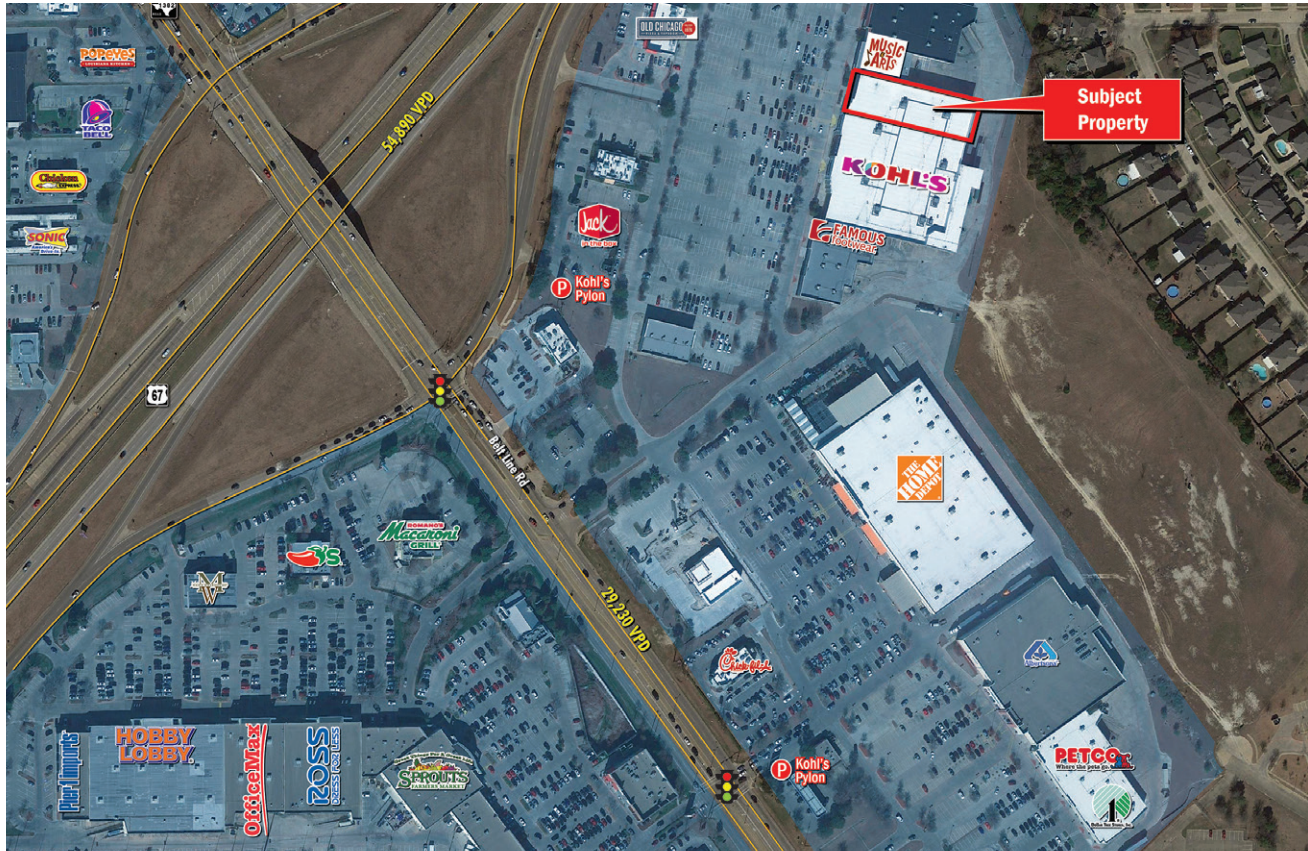


PRIME RETAIL SPACE ADJACENT TO KOHL'S

CEDAR HILL, TX | 424 N. HIGHWAY 67 | NEC US-67 AND FM 1382 | #362



- Cedar Hill is an established southern Dallas suburb and substantial trade area
- Cedar Hill has become a magnet for National Retailers
- Hillside Village mall maintains a regional draw and has had strong success in solidifying the trade area from a retail perspective
- Site has great visibility and access to the trade area's major thoroughfare: US-67

DEMOGRAPHICS:

	3 MILE	5 MILE	7 MILE
2018 Population	64,687	141,038	254,538
2018 Daytime Population	47,906	116,614	208,424
2018 Average HH Income	\$79,597	\$74,310	\$74,745
2018 Median HH Income	\$67,547	\$60,912	\$59,964

TRAFFIC COUNTS:

US 67: 54,890 VPD
FM 1382: 29,230 VPD

AVAILABLE SF: 24,600 SF

FRONTAGE: 99'-8"

ZONING: C-"COMMERCIAL"

RATES: CALL FOR RATES

AREA ANCHORS:



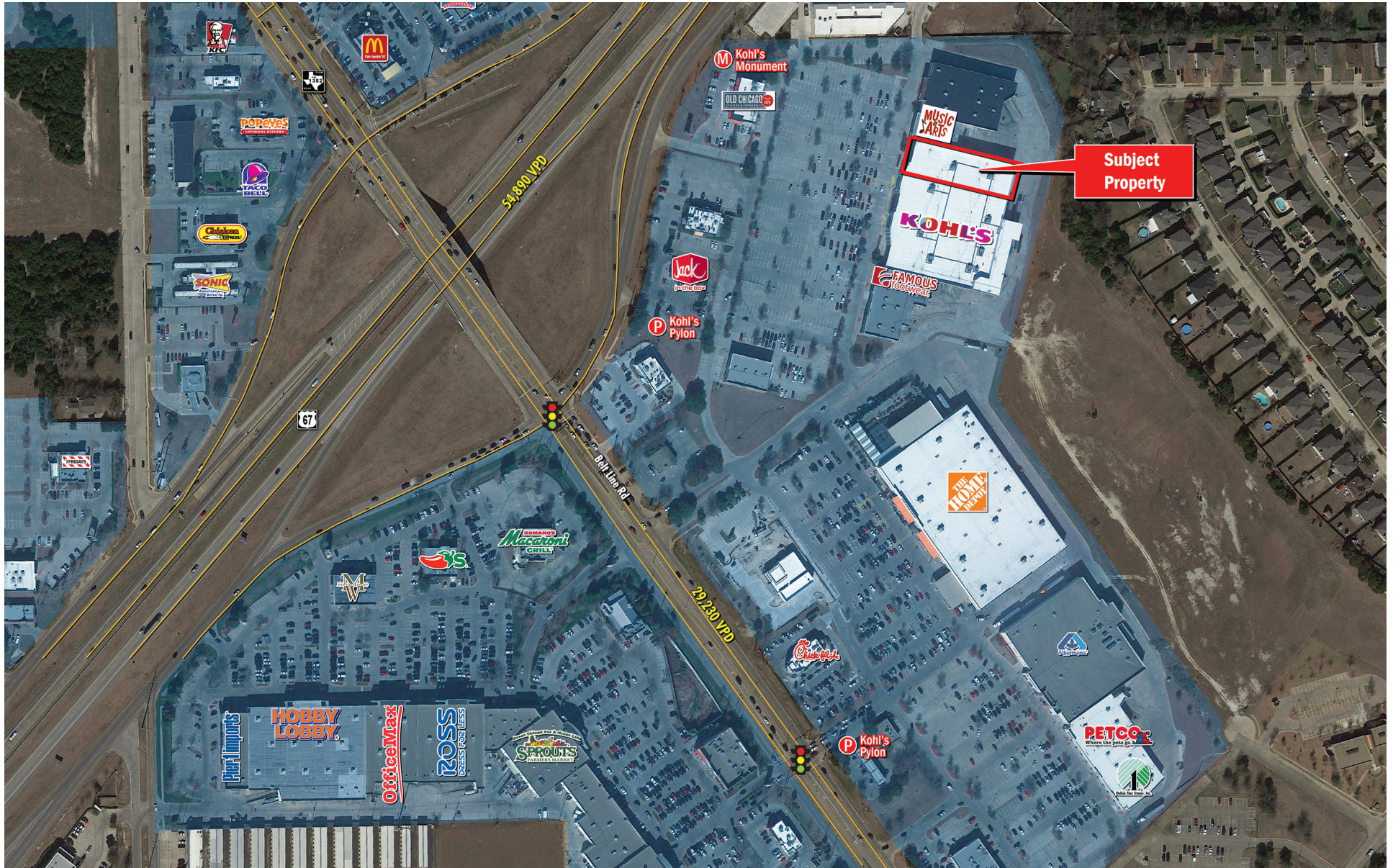
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THE **retail** CONNECTION

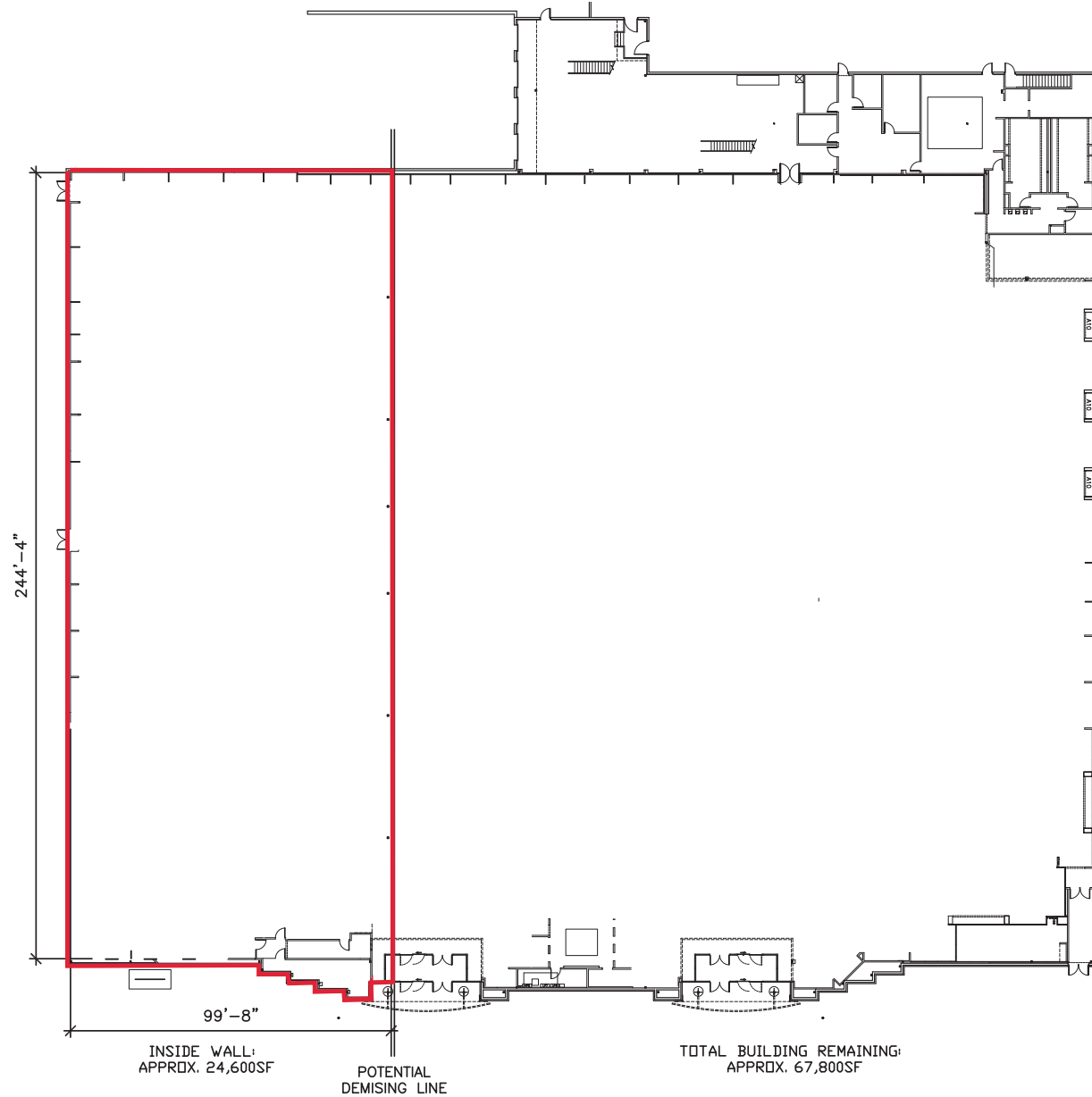
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CHAINLINKS
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EQUAL HOUSING
OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV | ABS 1-0