

FORMER BLAZE PIZZA ENDCAP

RICHARDSON, TX | 1450 E BELT LINE RD



- 2,400 SF Former Blaze Pizza Available
- Beautiful Finish Out w/ Existing Patio
- 2nd Generation Restaurant Endcap
- \$40 PSF + NNN estimated at \$17.49 PSF
- SEQ E Belt Line & S Plano Road

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	13,164	151,697	369,226
2023 Daytime Population	16,314	177,870	458,812
2023 Total Households	4,710	56,519	140,634
2023 Average HH Income	\$117,618	\$89,701	\$101,667

TRAFFIC COUNTS:

S. Plano Rd - 32,004 VPD
E Beltline - 29,709 VPD

CENTER SIZE: 8,094 SF

AVAILABILITY: 2,400 SF

LEASE RATES: \$40 PSF

ESTIMATED NNN:
\$17.49 PSF

AREA RETAILERS:



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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER
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JOHN MATHES
210.572.8418
jmathes@theretailconnection.net

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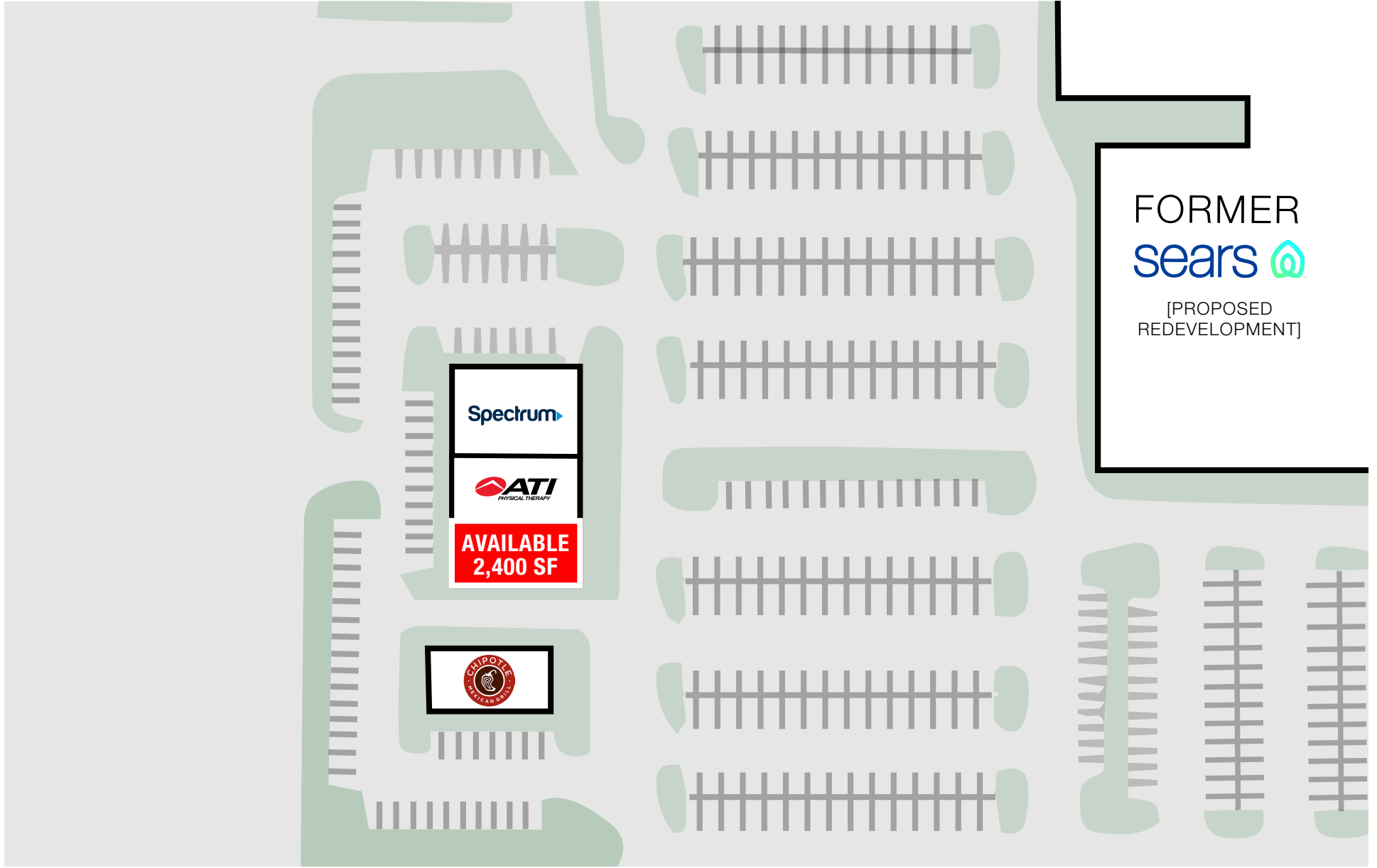
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FORMER
sears 

[PROPOSED
REDEVELOPMENT]

Spectrum



AVAILABLE
2,400 SF



