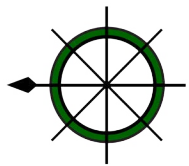


LEASE/SALE



CHICKEN EXPRESS

DALLAS, TEXAS



DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

**SEQ of N Central Expy/US 75 & Royal Ln
Dallas, Texas 75231**

SCOTT RODGERS Vice President
scottrodgers@duwestrealty.com | 214.720.0004

4403 North Central Expressway #110 Dallas Texas 75205
duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

OVERVIEW

- Chicken Express for Lease or Sale
- Located at the SEQ of N Central Expressway (US 75) and Royal Lane in Dallas, Texas
- Land Size: 19,952 SF
- Building Size: 3,129 SF
- Pole Sign: 45' Tall
- Parking: 28 Spaces plus shared shopping center parking
- Cross access: Yes
- Drive-thru: Yes
- Year Built: 2005/2012

TRAFFIC COUNTS

Central Expy/US 75: 204,560 VPD (TXDOT 2015)

Royal Ln: 22,462 VPD (MPSI 2014)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2016 Population	15,850	163,072	414,815
Avg HH Income	\$75,893	\$89,500	\$97,441
Daytime Pop.	26,237	222,506	529,482

