

# RETAIL FOR LEASE



## CrossRoads Centre

8214 Bedford Eules Road  
North Richland Hills, Texas

Available:  
1,200 to 4,800 s.f.

Lease Rate:  
\$14.00 psf + NNN (\$3.25)

### Demographics (2006):

3 mile 5 mile

Population: 98,307 190,838

HH Income: \$69,310 \$73,321

### Traffic Counts (2004)

185,000 vpd Loop 820

13,720 vpd Bedford-Eules

- ✓ Electronic pylon sign - visible from highway.
- ✓ High traffic count.
- ✓ Near Northeast Mall, Garden Ridge, Bennigan's.

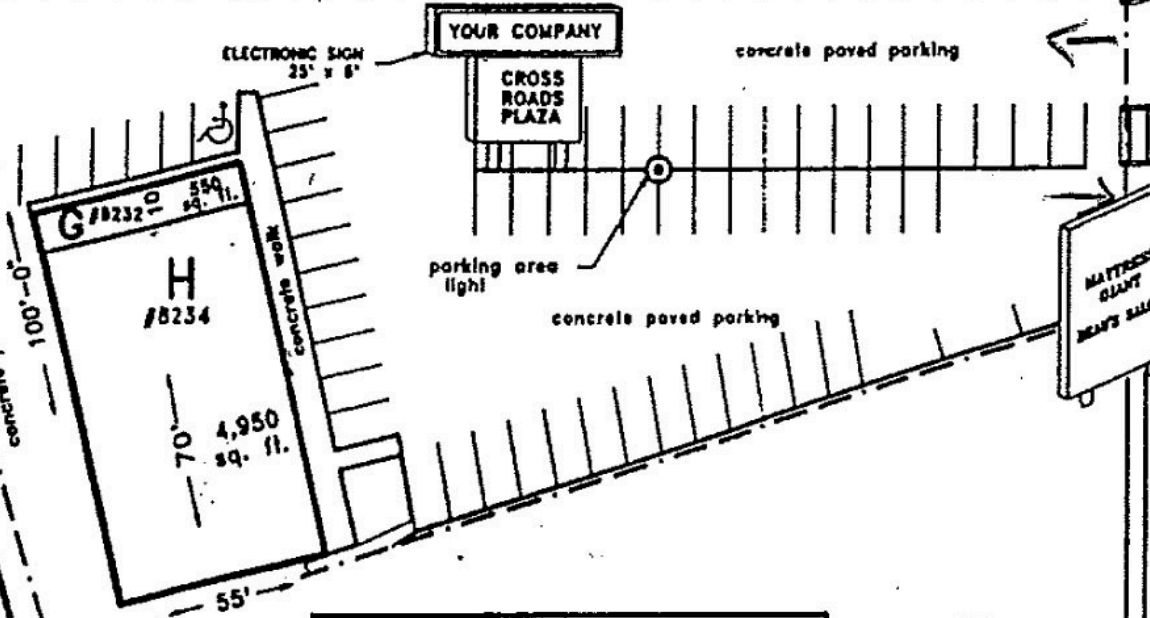
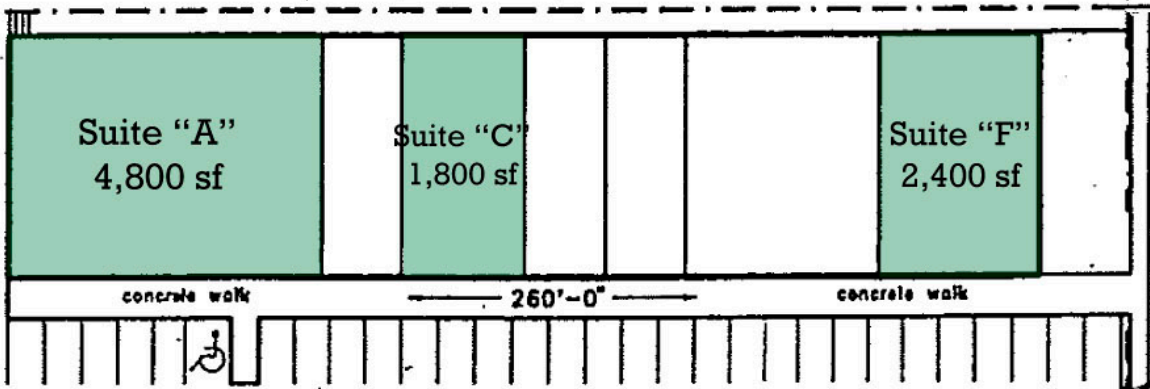


Mapsc0 52-K

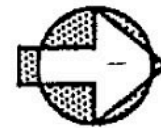
# Crossroads Centre

Loop 820

Bedford-Eules Rd.



**BENNIGAN'S**



north

SCALE: 1 in. = 40 Ft.

# MapInfo Corporation®

## Basic Updated Summary Report

Prepared by: AnySite

8214 Bedford Eules Rd., North Richland Hills, TX 76180

2/21/2008

Coordinates Longitude: -97.204516  
Latitude: 32.834115

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
1990 Total Population	10,435	82,904	190,838
2000 Total Population	11,356	90,263	227,055
2006 Total Population	12,516	98,307	254,787
2011 Total Population	13,287	104,133	274,960
% Population Change 1990-2000	8.83%	8.88%	18.98%
% Population Change 2000-2006	10.21%	8.91%	12.21%
% Population Change 2006-2011	6.16%	5.93%	7.92%
<b>HOUSEHOLDS</b>			
1990 Total Households	4,307	31,396	72,196
2000 Total Households	4,717	35,054	87,151
2006 Total Households	5,357	39,123	100,370
2011 Total Households	5,747	41,591	108,887
% Households Change 1990-2000	9.52%	11.65%	20.71%
% Households Change 2000-2006	13.57%	11.61%	15.17%
% Households Change 2006-2011	7.28%	6.31%	8.49%
<b>2006 RACE</b>			
2006 White Population	9,834	80,991	204,126
2006 Black Population	501	3,544	14,085
2006 American Indian/Alaska Native	84	593	1,437
2006 Asian/Hawaiian/Pacific Islander	333	2,584	9,203
2006 Other Population (Incl 2+ Races)	1,764	10,596	25,936
2006 Hispanic Population	3,090	17,610	43,949
2006 Non-Hispanic Population	9,426	80,697	210,837
<b>INCOME</b>			
2006 Per Capita Income	\$25,810	\$27,583	\$28,884
2006 Median Household Income	\$43,484	\$52,350	\$54,730
2006 Average Household Income	\$60,302	\$69,310	\$73,321
2006 Household Income < \$10,000	189	1,300	3,497
2006 Household Income \$10,000-\$14,999	334	1,818	4,150
2006 Household Income \$15,000-\$19,999	269	1,785	4,711
2006 Household Income \$20,000-\$24,999	457	2,381	5,701
2006 Household Income \$25,000-\$29,999	317	1,825	4,816
2006 Household Income \$30,000-\$34,999	487	2,422	5,891

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2006 Household Income \$35,000-\$39,999	342	2,173	5,246
2006 Household Income \$40,000-\$44,999	406	2,286	5,430
2006 Household Income \$45,000-\$49,999	313	2,482	5,709
2006 Household Income \$50,000-\$59,999	625	4,635	10,640
2006 Household Income \$60,000-\$74,999	630	4,935	11,945
2006 Household Income \$75,000-\$99,999	486	5,532	15,120
2006 Household Income \$100,000-\$124,999	226	2,718	7,776
2006 Household Income \$125,000-\$149,999	118	1,342	4,689
2006 Household Income \$150,000-\$199,999	44	869	2,796
2006 Household Income \$200,000-\$249,999	22	146	597
2006 Household Income \$250,000-\$499,999	86	455	1,587
2006 Household Income \$500,000+	5	19	68
2006 Average Household Size	2.3	2.5	2.5
2006 Total Daytime Population	15,983	105,655	247,424
2006 Total Daytime Work Population	10,468	60,437	135,016