



KELLER PLACE

2041-2061 RUFÉ SNOW DR.
KELLER, TX 76248

RETAIL PROPERTY FOR LEASE

CHRIS MUNCY

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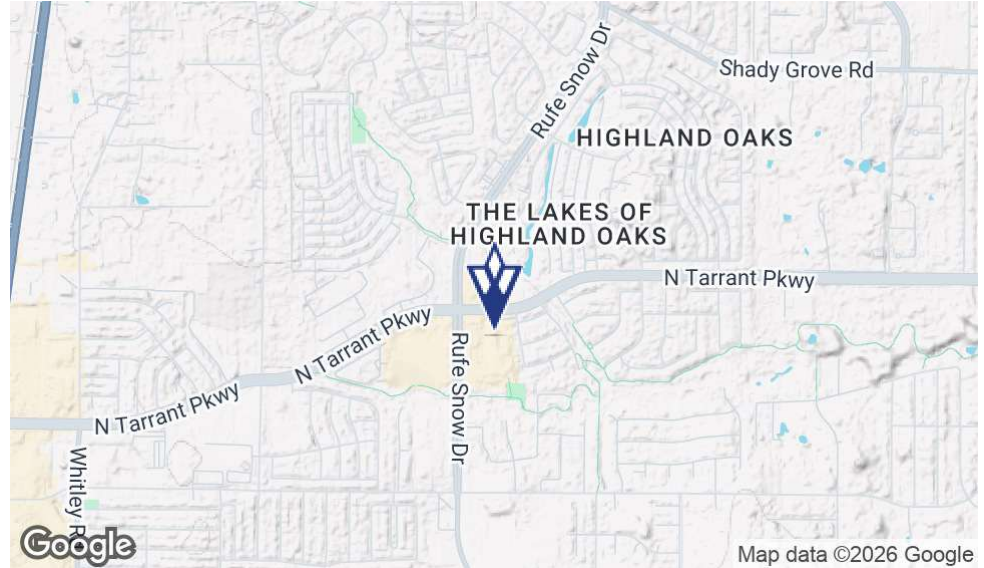
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KROGER ANCHORED SHOPPING CENTER | 2041-2061 RUFÉ SNOW DR., KELLER, TX 76248



PROPERTY DESCRIPTION

Keller Place is a Kroger anchored center with outstanding visibility from Rufe Snow and North Tarrant Parkway. Surrounded by residential developments populated with young families, this center features a diverse mix of service-oriented tenants and restaurants to meet the needs of the surrounding community.

PROPERTY HIGHLIGHTS

- Average Household income over \$139,000.
- Dense residential with new home construction values over \$500,000
- Soccer Moms and Tech savvy professionals surround this neighborhood center.

OFFERING SUMMARY

Available SF:	1,050 - 2,250 SF
Building Size:	93,541 SF
Vehicles Per Day:	19,972 via N Tarrant Parkway 24,000 Rufe Snow Drive
Major Tenants:	Kroger, Swig, Niki's Italian Restaurant, Sherwin Williams, Wild Birds Unlimited

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$154,303	\$139,965	\$134,713
Total Population	13,842	114,694	298,849
Total Households	4,790	39,859	106,778

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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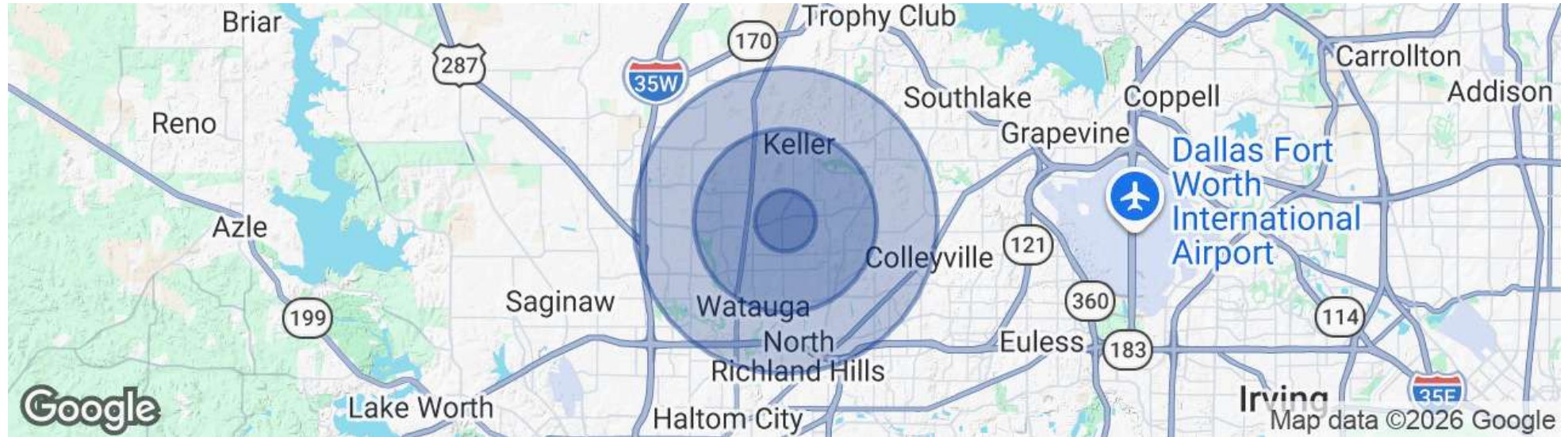
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,842	114,694	298,849
Median age	39.9	37.7	36.8
Median age (Male)	32.3	34.7	34.4
Median age (Female)	37.9	36.1	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,790	39,859	106,778
# of persons per HH	3.2	3.28	3.09
Average HH income	\$154,303	\$139,965	\$134,713
Average house value	\$383,333	\$361,076	\$374,887

* Demographic data derived from 2020 ACS - US Census

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