



# FOR LEASE

MERRITT  
CAPITAL  
PARTNERS

## FORNEY CENTER

Forney, Texas



**Location:** Phase I - 104 E US Highway 80  
Phase II - 108 E US Highway 80  
Forney, Texas  
\* Just East of McDonald's

**Building Area:** 31,160 sf  
2 Buildings

Demographics:	1 Mile	3 Mile	5 Mile
2009 Population	9,657	20,461	33,980
2009 Average HH Income	\$66,722	\$68,844	\$73,988

**2 LARGE PYLON SIGNS ON US HWY. 80**

**LOTS OF PARKING**

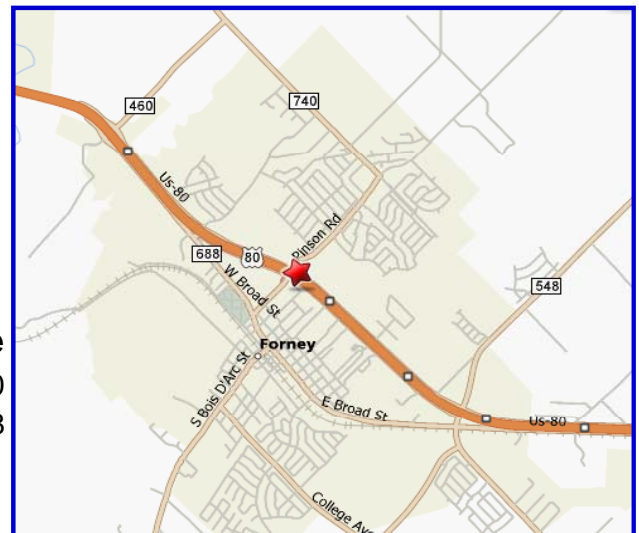
**Tenants:**

Phase I

20/20 Sight  
Allstate  
Mailbox Xpress  
Peak Physical Therapy  
Time Out Café

Phase II

China Palace Buffet  
My Spa  
H & R Block  
Forney Family Dentistry



### CONTACT

**Joe Merritt**

**Ph: 214-987-9808**

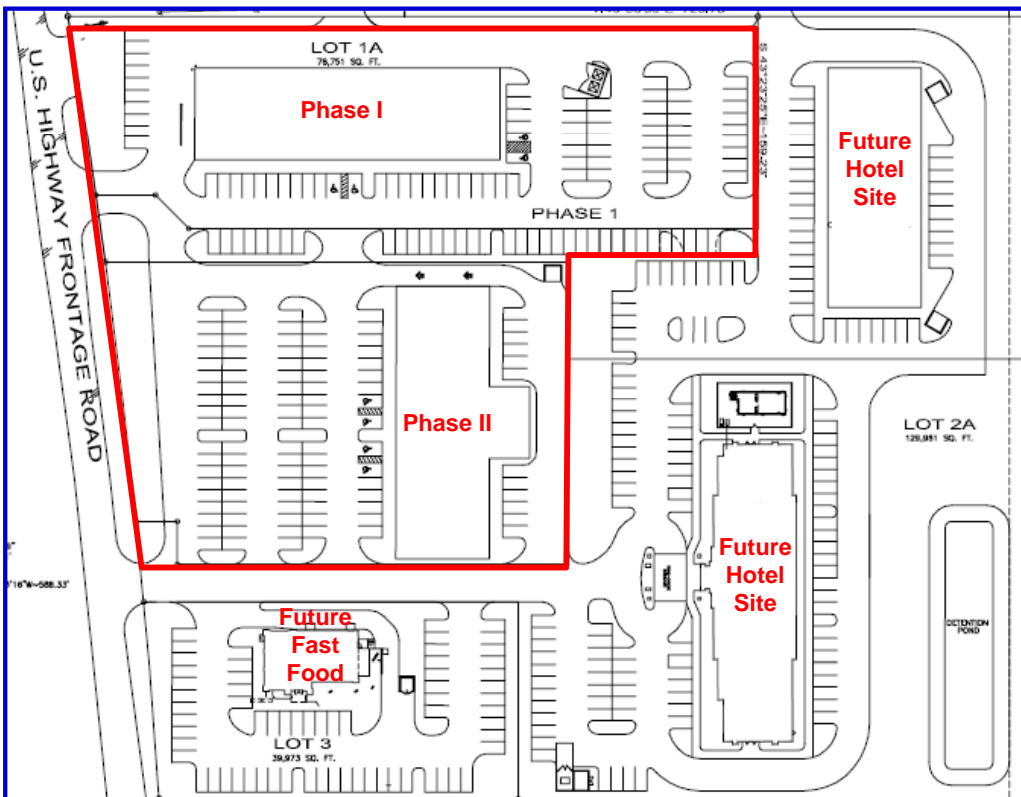
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Retail Center & Pad Sites  
Forney, Texas



**CONTACT**

**Joe Merritt**

**Ph: 214-987-9808**

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**FORNEY CENTER**  
**104 and 108 E. US Highway 80**  
**Forney, Texas 75126**

**PHASE I**

<b>VACANT</b> <b>Former Restaurant Space</b> 2,310 sf Suite 190
<b>Peak Physical Therapy</b> 2,240 sf Suite 180
<b>VACANT</b> 2,101 sf Suite 170
<b>Mailbox Express</b> 1,050 sf Suite 160
<b>Allstate</b> 1,050 sf Suite 150
<b>Time Out Café</b> 4,725 sf Suite 120
<b>20 / 20 Sight</b> 2,484 sf Suite 100

**PHASE II**

<b>My Spa</b> 2,100 sf Suite 100	<b>H &amp; R Block</b> 1,435 sf Ste: 120	<b>VACANT</b> 1,847 sf Suite 130	<b>VACANT</b> 2,240 sf Suite 140	<b>China Palace Buffet</b> 5,030 sf Suite 150	<b>Forney Family Dentistry</b> 2,548 sf Suite 190
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**PARKING AREA**





# MERRITT CAPITAL PARTNERS

## FORNEY CENTER Retail Center

**Phase I - 104 E. US Hwy. 80**  
**Phase II – 108 E. Us Hwy. 80**

Web Address: [merritt-capital.com](http://merritt-capital.com)

**BUILDING SIZE:**

Phase I – 15,960 Square Foot Retail Building  
Phase II – 15,200 Square Foot Retail Building  
Total SF – 31,160

**RATE:**

\$16.00 Per Square Foot Plus Triple Net

**EXPENSES:**

Taxes: \$2.25  
Insurance: \$0.35  
CAM: \$1.15  
Triple Nets: \$3.75 per square foot

**FINISH-OUT:**

\$25.00 per square foot allowance on shell space  
Negotiable on existing spaces

**% LEASED:**

**Phase I – 72% Leased**

20 / 20 Sight  
Allstate  
Mailbox Xpress  
Peak Physical Therapy  
Time Out Café  
**Suite 170 - VACANT – 2,101 sf**  
**Suite 190 – VACANT – 2,310 sf**  
**(Former Restaurant Space)**

**Phase II – 73% Leased**

My Spa  
H & R Block  
Forney Family Dentistry  
China Palace Buffet  
**Suite 130 – VACANT – 1,847 sf**  
**(Shell Condition)**  
**Suite 140 - VACANT – 2,240 sf**  
**(Former Bike Shop)**

**PARKING RATIO:**

1 parking space per 150 sq. ft.