

**SUBLEASE**

# Hickory Business Park

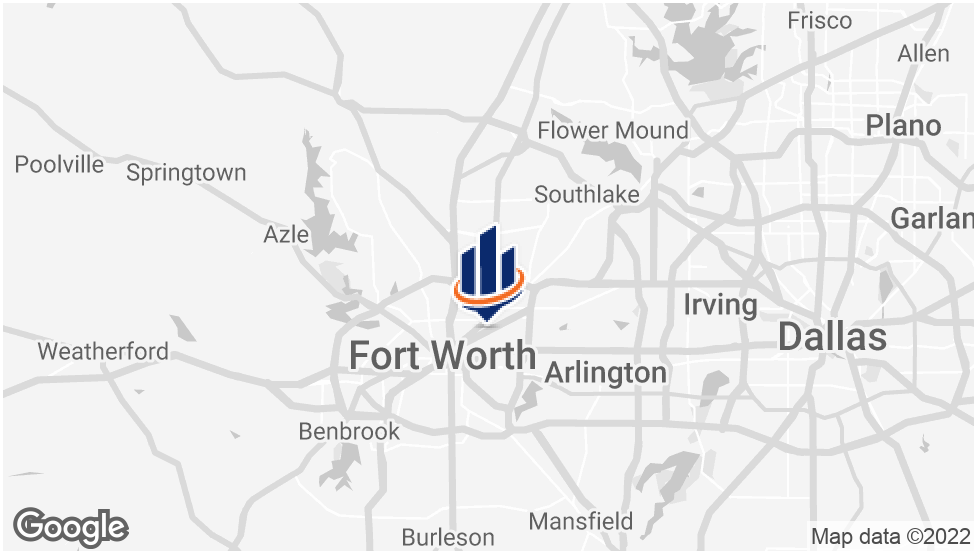
**1663 HICKORY DR.**

**SUITE L**

Haltom City, TX 76117



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.00 SF/yr (NNN)
BUILDING SIZE:	38,474 SF
AVAILABLE SF:	4,250 SF
YEAR BUILT:	1986
RENOVATED:	2021

PROPERTY OVERVIEW

4,250 SF of Industrial/Flex space available for sublease available at Hickory Business Park in Haltom City. Located minutes from DFW Airport and Downtown Ft. Worth.

PROPERTY HIGHLIGHTS

- 787 SF of office space including a break room
- 3 Grade level dock doors
- Open Workspace
- Recently renovated

## ADDITIONAL PHOTOS



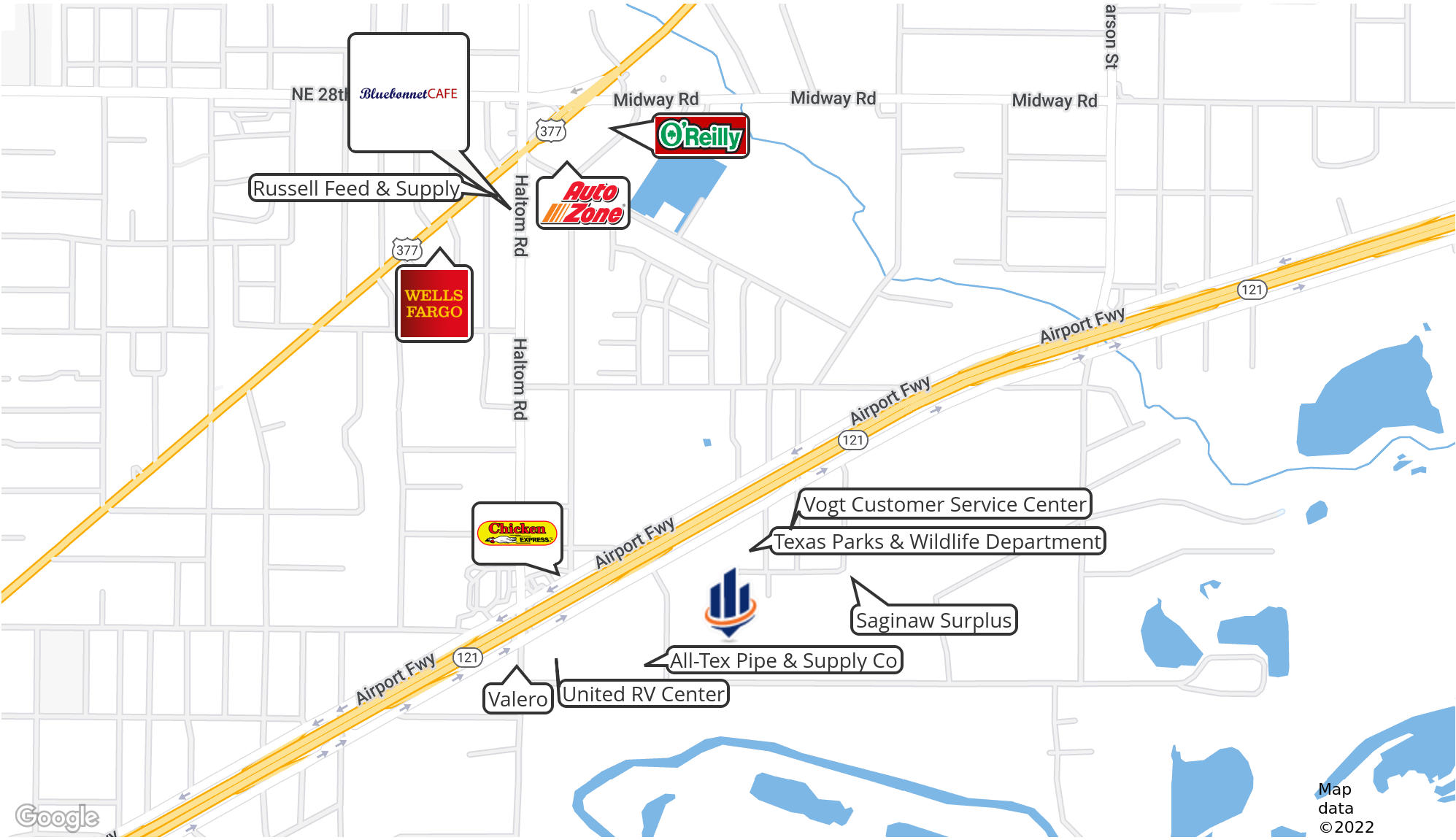
## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,575	26,227	79,305
AVERAGE AGE	34.0	33.7	33.9
AVERAGE AGE (MALE)	32.5	32.0	33.8
AVERAGE AGE (FEMALE)	32.6	34.0	33.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,592	9,405	29,756
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$52,420	\$56,459	\$56,942
AVERAGE HOUSE VALUE	\$163,372	\$158,462	\$135,356

\* Demographic data derived from 2020 ACS - US Census

