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# FOR LEASE

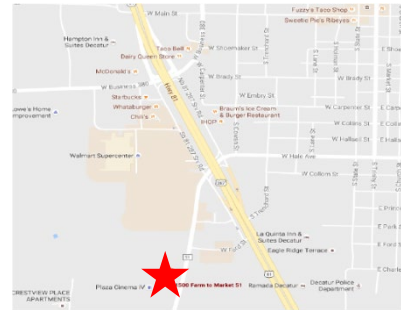
**South 51 Place**  
**Decatur, Texas**



**Location:** **1500 South FM 51  
Decatur, Texas**

**Building Area:** **10,800 sf**

<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2015 Population	1,497	6,138	8,706
2015 Med. HH Income	\$51,276	\$51,827	\$53,213



**Tenants:**



**CONTACT**

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## Retail Center

Decatur, Texas



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**South 51 Place**  
**NOW LEASING!**

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

<b><u>BUILDING SIZE:</u></b>	10,800 sf
<b><u>RATE:</u></b>	\$15.00 - 16.00 psf + \$4.00 NNN
<b><u>EXPENSES:</u></b>	Taxes: \$2.00 Insurance: \$0.50 <u>CAM:</u> \$1.50 Triple Nets: \$4.00 per square foot
<b><u>TENANTS:</u></b>	<b>80% Leased</b> World Finance – 1,900 sf Skyline Nails & Spa– 1,500 sf <b>Excel Cardiac Care- AVAILABLE SEPTEMBER- 2,200 sf</b> Wise Health Care- 1,500 sf Wise Health Care- 3,700 sf



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