



Kammie Kay
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FOR LEASE

Former Grocery Store

**2810 Trinity Mills @ Marsh Ln
 Carrollton, TX**

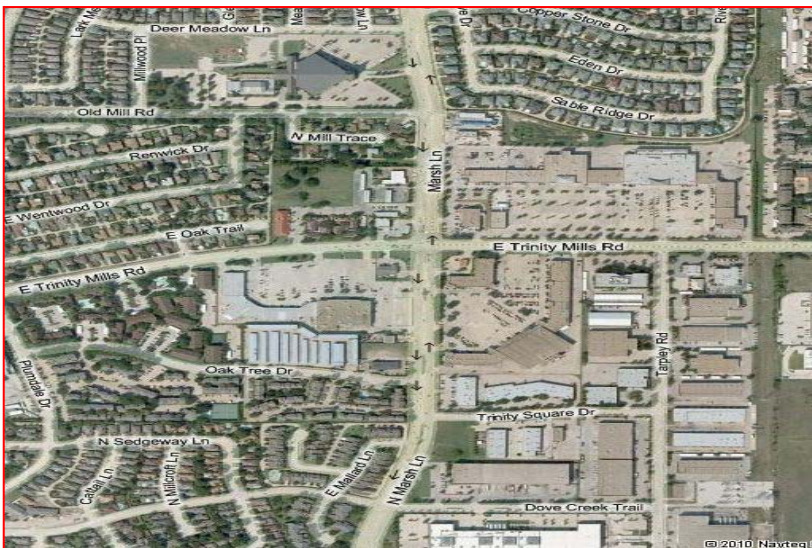
52,688 sq ft

Rent - Negotiable

CAM - \$0.71/sq ft

Insur - \$0.30/sq ft

Taxes - \$1.03/sq ft



Major Tenants:

- 24 Hour Fitness**
- Tony & Guy**
- Hallmark**
- Blockbuster**
- Palm Beach Tan**
- Curves**

<u>2008 Estimated Demographics</u>	<u>3 Minutes</u>	<u>5 Minutes</u>	<u>7 Minutes</u>
Population Estimate	9,437	37,919	75,757
Average Median HH Income	\$50,403	\$51,552	\$54,289
Average Age	34.8	34.7	35

2007 Traffic Counts

Marsh Lane	32,276
Trinity Mills	8,083