



 **VENTURE**

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MURPHY CROSSING FOR LEASE

SEC MURPHY RD & EAST FM 544
MURPHY, TX

LOCATION

SEC SOUTH MURPHY RD & EAST FM 544

SIZE

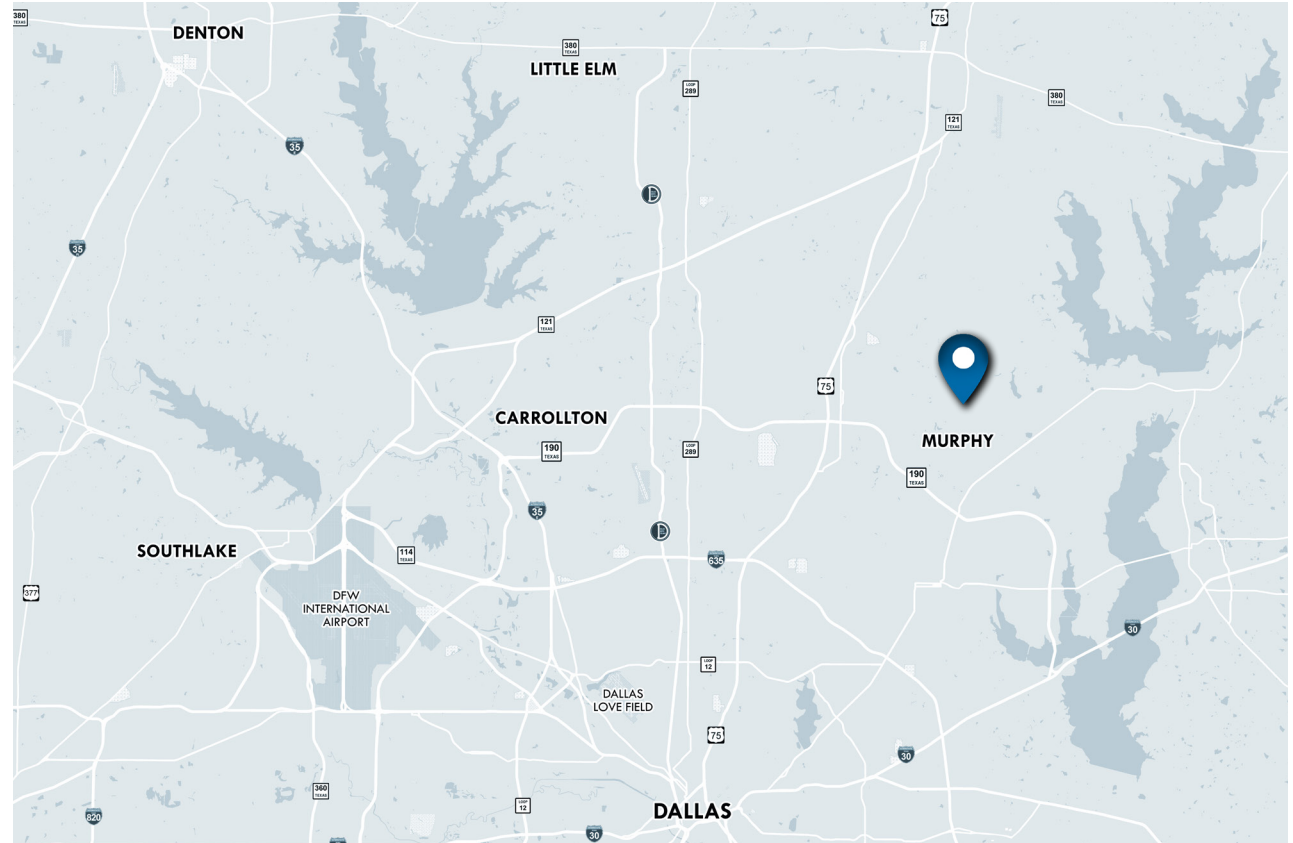
GROSS LEASABLE AREA
43,894 SF

AVAILABLE SPACES

SUITE 66	SUITE 86
1,050 SF	2,250 SF

TRAFFIC COUNTS

FM 544	MURPHY ROAD
45,506 VPD 2022	19,422 VPD 2022



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,188	85,533	221,027
EST. DAYTIME POPULATION	6,099	43,983	118,839
EST. AVG. HH INCOME	\$167,299	\$166,262	\$143,548

AREA ATTRACTIONS





AVAILABLE SPACES

SUITE	TENANTS	SF
58	Nicki's Italian	2,398
60	Two Crazy Bakers	1,050
62	Inspired Cuts	1,050
64	Murphy Family Eyecare/R. Ison	1,603
66	AVAILABLE	1,050
68	Shinrai Japanese Bistro	1,550
70	Healthy Hub	1,118
72	UPS Store	1,400
74	Tasty Wraps & Rolls	1,120
76	Sports Clips	1,260
78	Keds Ice Cream	2,398
80	Quest Diagnostics	1,600
82	H&R Block	1,200
84	Domino's Pizza	1,305
86	AVAILABLE	2,250
90	Kung Fu Tea	2,000
92	Essence Nail Salon	1,200
94	Floors 4 Less	1,536
96	Mathnasium	1,600
98	Fesler Orthodontics	2,606
100	Glossy Dental/Hawar	1,750
102	Wingstop	1,400
104	China Fang	1,750
106	Sunny Foot Spa	1,400
108	Little Greek	1,400
110	Subway	1,400
112	Methodist Health System	3,500
200	Club 4 Fitness	50,003
200A	Ninja Nation	12,150









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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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