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THE RUSTON FOR LEASE

1900 S ERVAY ST
DALLAS, TX

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LOCATION

1900 S ERVAY ST

SIZE

TOTAL GROSS AREA
16,701 SF

AVAILABLE SPACES

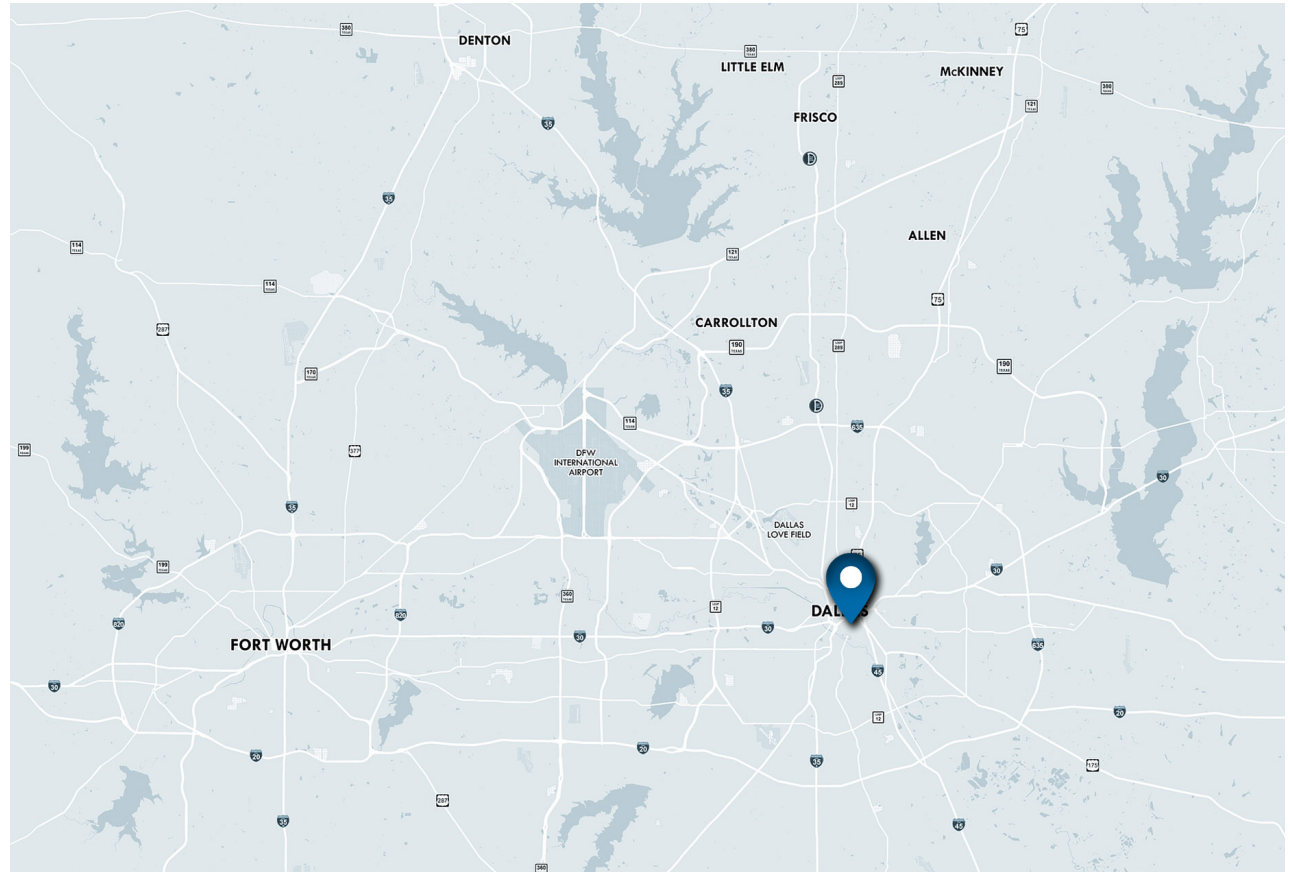
RESTAURANT - 3,740 SF
OFFICE (2ND FLOOR) - 9,191 SF
RETAIL - 900-2,560 SF AND 1,391 SF

TRAFFIC COUNTS

I-30 154,251 VPD I-45 194,353 VPD

PROPERTY HIGHLIGHTS

- ★ PREMIER CONDO COMMUNITY IN THE CEDARS NEIGHBORHOOD
- ★ JUST MINUTES FROM DOWNTOWN
- ★ HOME TO HARMONY BANK, A FULL SERVICE FINANCIAL INSTITUTION



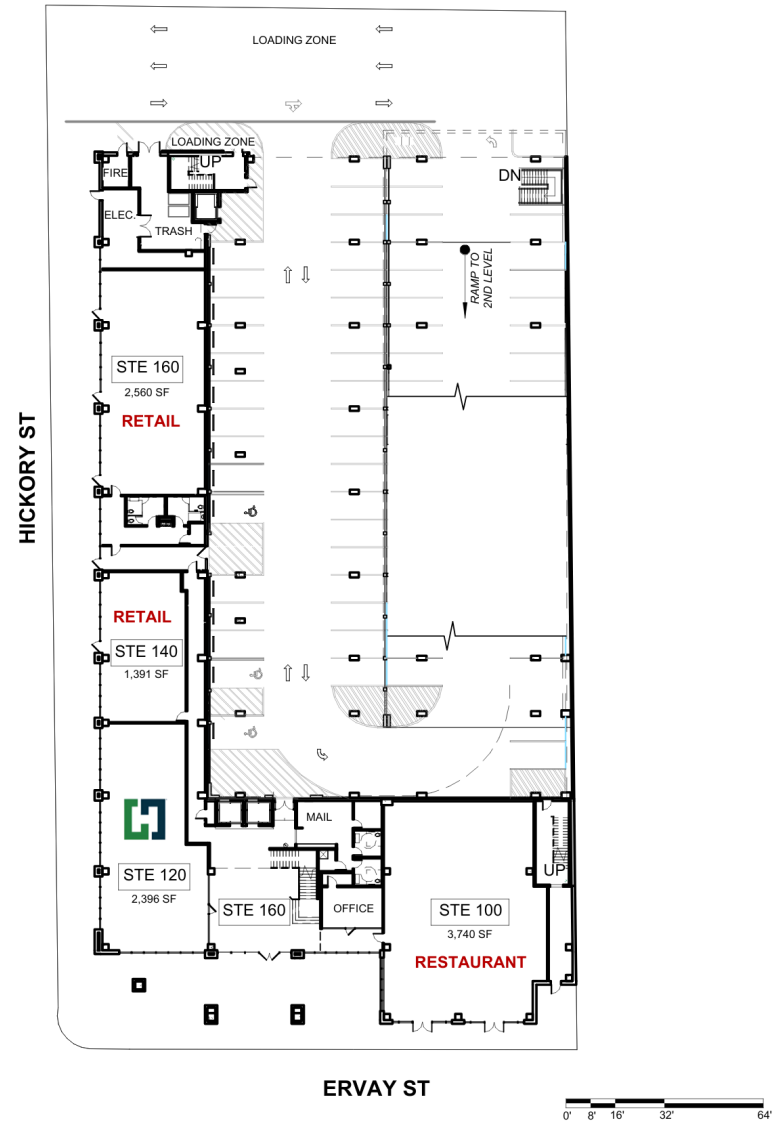
2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,736	169,648	404,851
EST. DAYTIME POPULATION	14,035	204,023	311,571
EST. AVG. HH INCOME	\$100,992	\$122,507	\$136,446

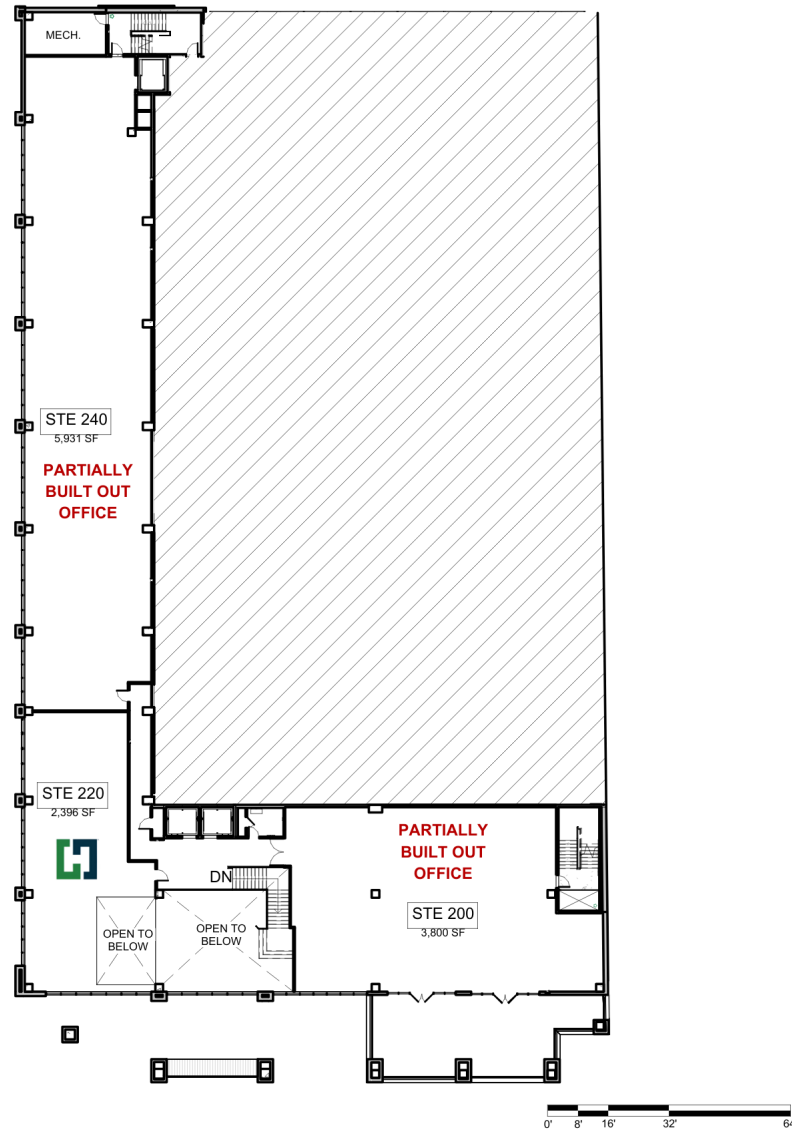
AREA ATTRACTIONS

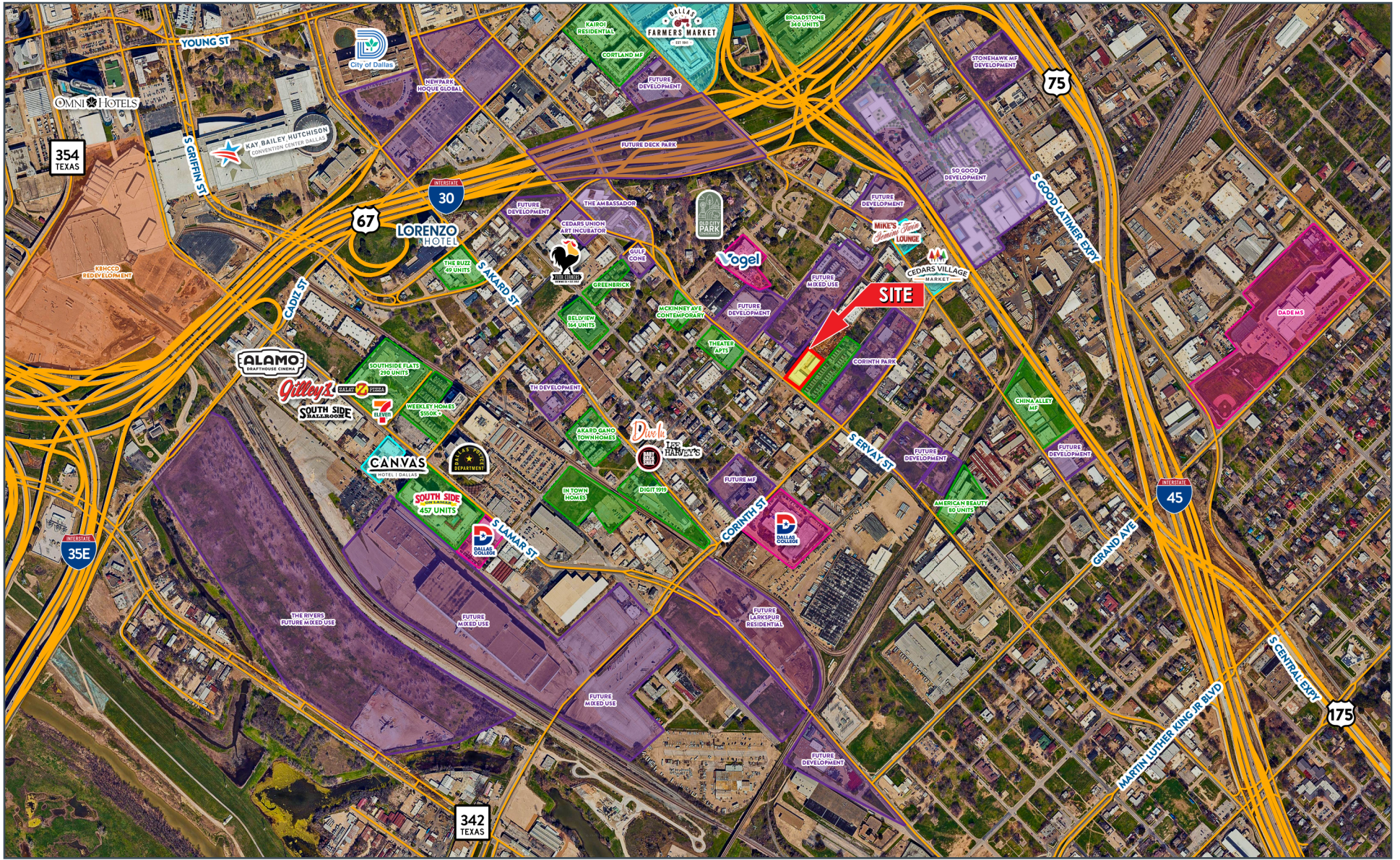


TOTAL LEASABLE AREA 7,691 SF



TOTAL LEASABLE AREA 9,731 SF









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

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