

3117 Kennedy Lane

3117 Kennedy Lane
Texarkana, TX 75503



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Property Description

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Now For Sale or Lease In Texarkana, Texas:

This Former Crocker's Jewelers location features 4,062 sf on .39 acres.

Neighboring businesses include Central Mall (JCPenney's, Dillard's, etc), Arby's, Grandy's, Firehouse Subs, CVS, and Walgreen's.

Lease Price: \$1,750 + NNN per month

Sale Price: \$339,000



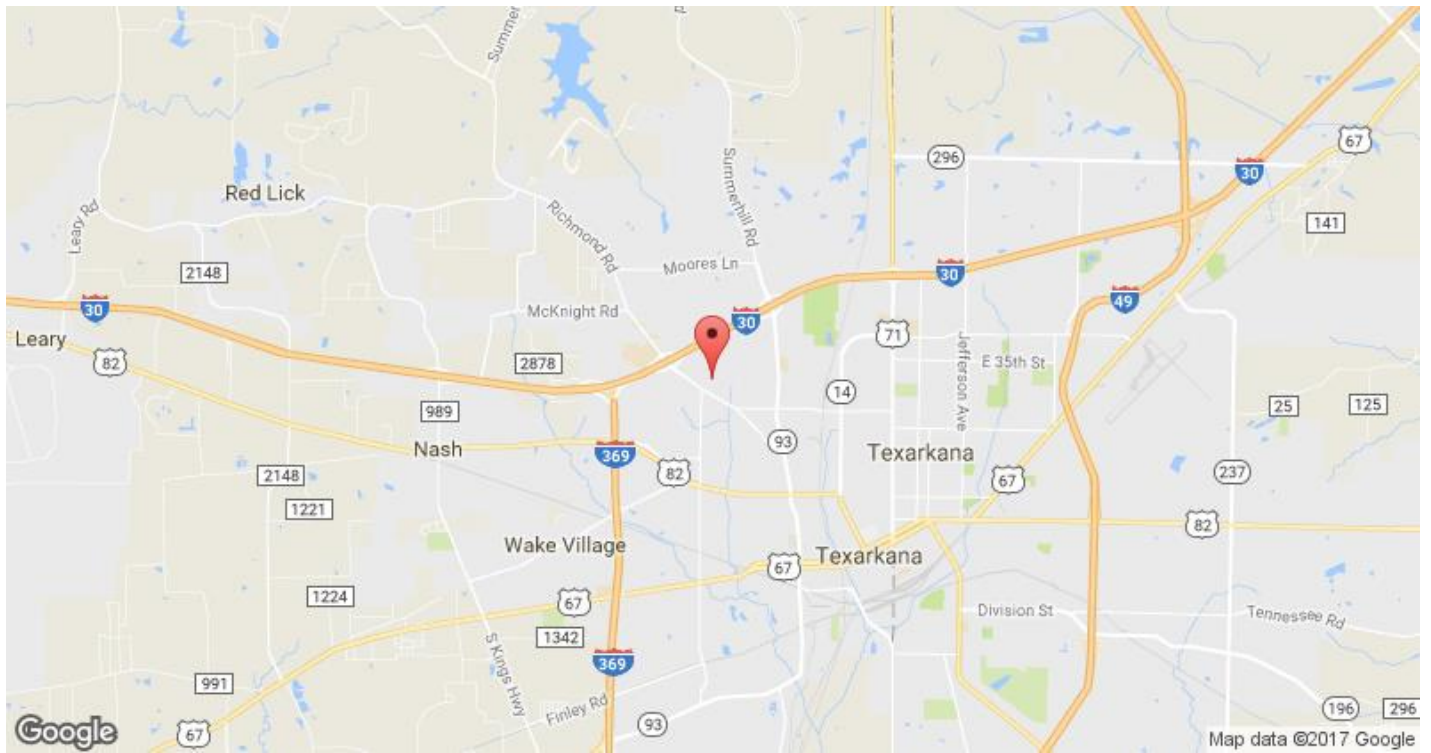
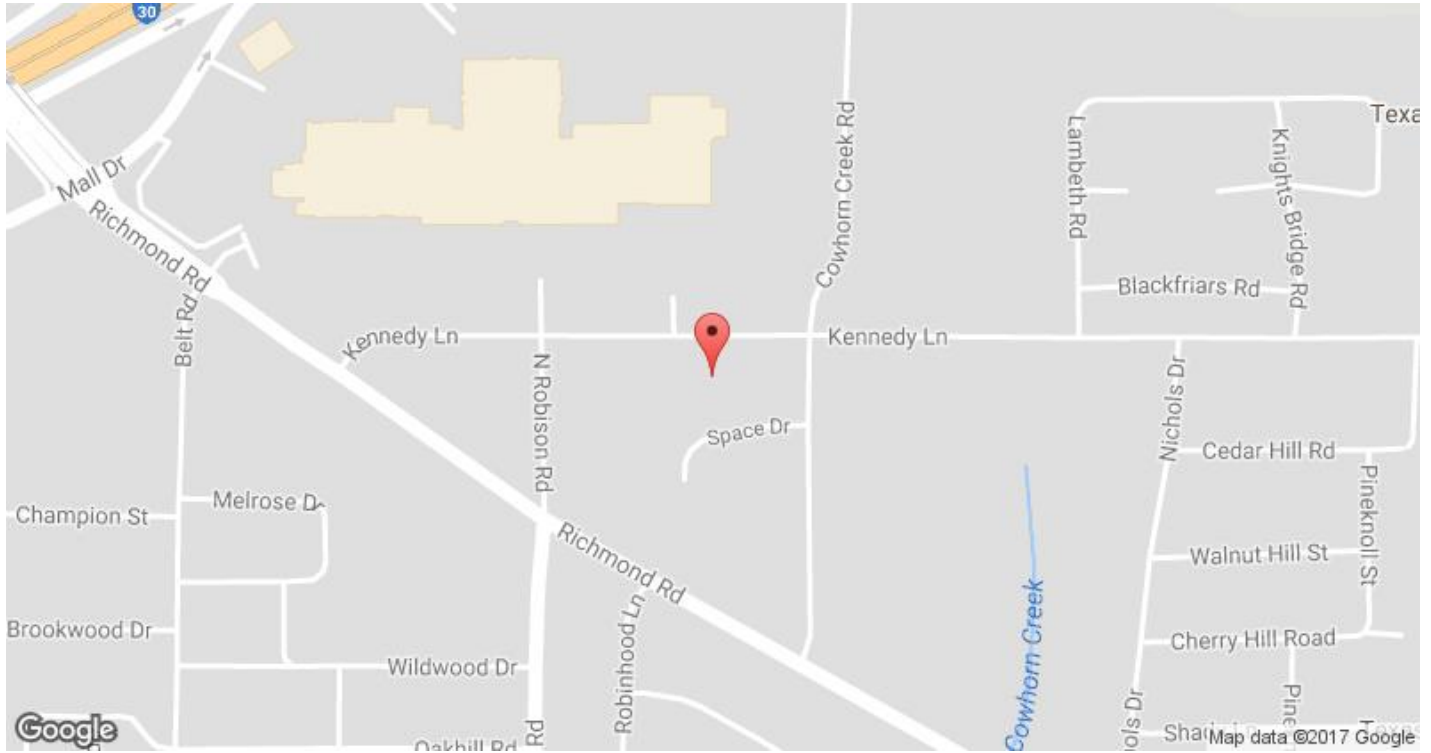
Property Photos

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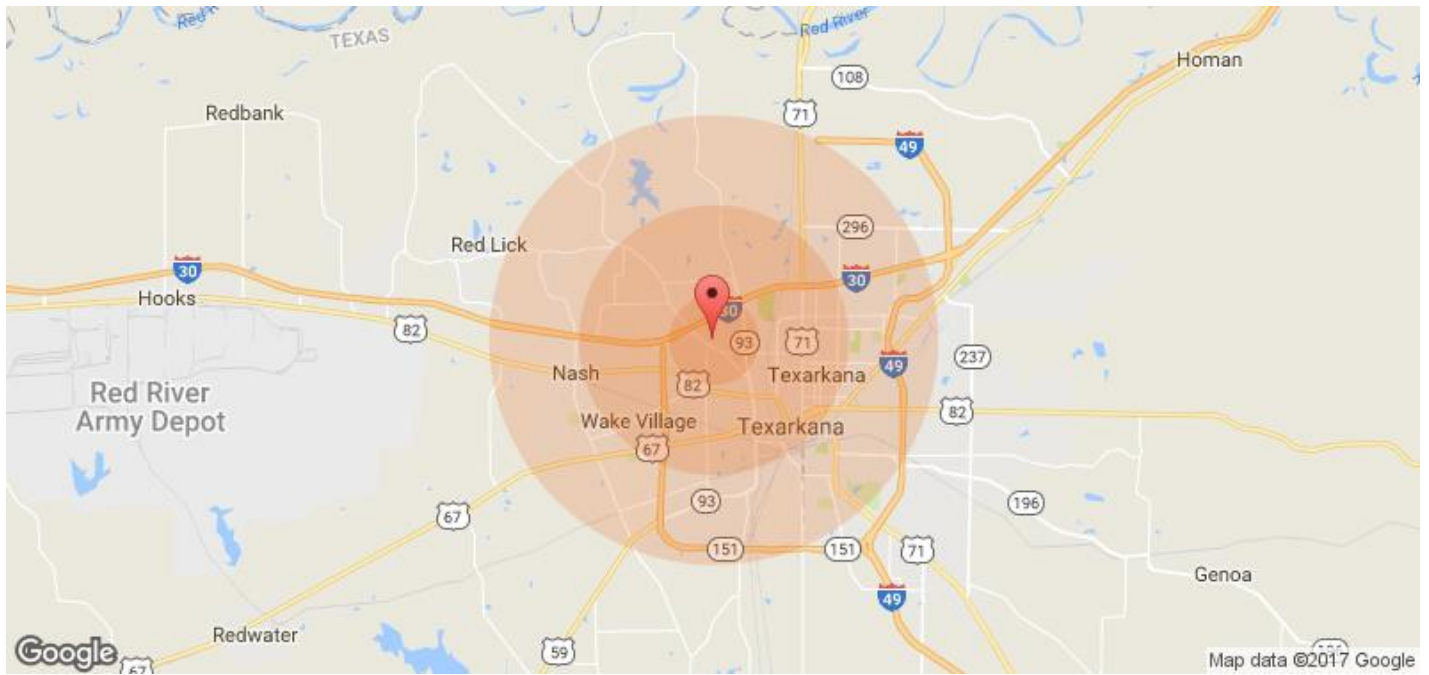
Location Map

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Demographics

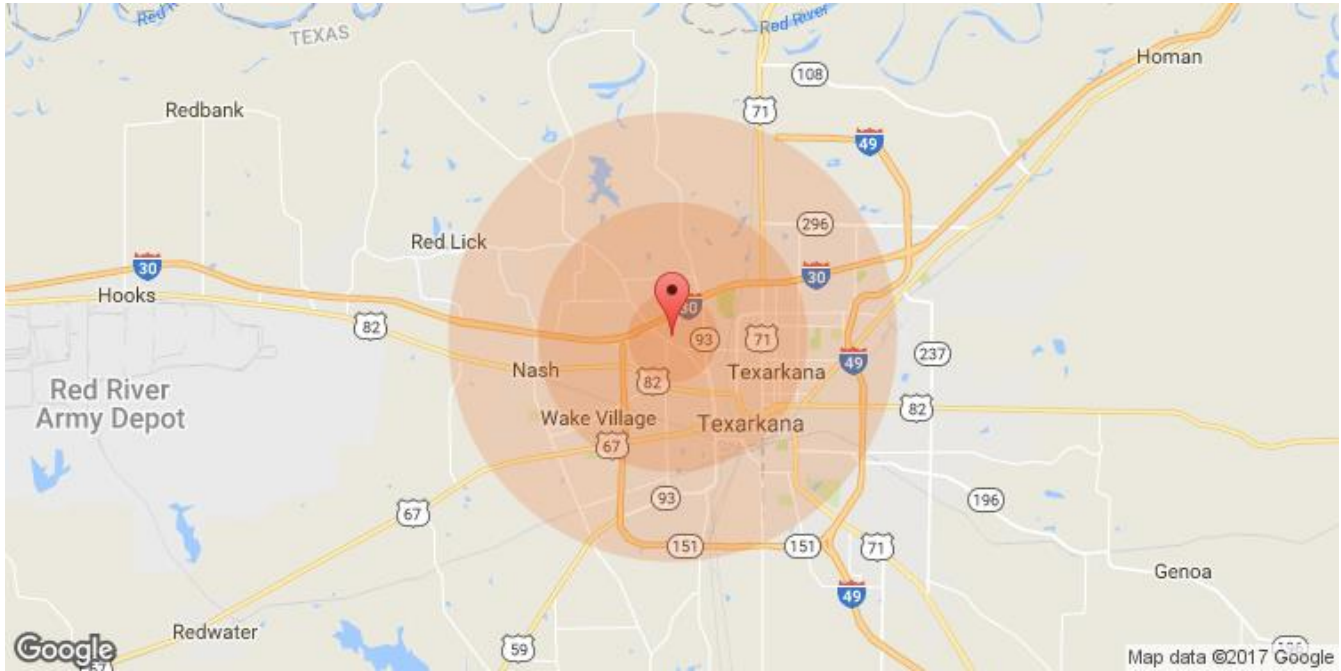
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Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
AGES 0-4	415	2,296	4,195	Median Household Income	\$47,266	\$40,211	\$39,877
AGES 5-9	515	3,148	5,684	< \$10000	321	1,924	3,553
AGES 10-14	485	2,982	5,303	\$10000-\$14999	81	1,083	2,190
AGES 15-19	468	2,923	5,144	\$15000-\$19999	205	963	1,820
AGES 20-24	460	2,731	4,832	\$20000-\$24999	270	1,169	1,705
AGES 25-29	457	2,592	4,599	\$25000-\$29999	200	1,160	1,806
AGES 30-34	470	2,473	4,422	\$30000-\$34999	166	820	1,469
AGES 35-39	469	2,454	4,410	\$35000-\$39999	237	870	1,448
AGES 40-44	443	2,438	4,432	\$40000-\$44999	313	962	1,601
AGES 45-49	442	2,611	4,618	\$45000-\$49999	244	728	1,511
AGES 50-54	411	2,535	4,430	\$50000-\$60000	292	1,442	2,664
AGES 55-59	373	2,361	4,143	\$60000-\$74000	215	1,628	2,738
AGES 60-64	314	2,033	3,602	\$75000-\$99999	229	1,388	2,302
AGES 65-69	255	1,626	2,932	\$100000-\$124999	65	840	1,659
AGES 70-74	187	1,239	2,302	\$125000-\$149999	14	359	575
AGES 75-79	144	947	1,716	\$150000-\$199999	46	357	707
AGES 80-84	102	660	1,186	> \$200000	10	277	436
AGES 85+	183	1,344	2,313				
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	5 Mile
Non Hispanic White	3,120	23,185	41,369	Housing Units	2,655	16,446	29,072
Population Black	2,816	13,944	25,363	Occupied Housing Units	2,402	14,653	26,178
Population Am In/AK Nat	7	26	69	Owner Occupied Housing Units	841	7,534	13,956
				Renter Occupied Housing Units	1,561	7,119	12,222
				Vacant Housing Units	253	1,793	2,894

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POPULATION

	1 MILE	3 MILE	5 MILE
Male	3,136 (47.57 %)	18,453 (46.84 %)	33,619 (47.85 %)
Female	3,457 (52.43 %)	20,940 (53.16 %)	36,644 (52.15 %)
Total Population	6,593	39,393	70,263

AGE BREAKDOWN

	1 MILE	3 MILE	5 MILE
Ages 0-4	415 (6.29 %)	2,296 (5.83 %)	4,195 (5.97 %)
Ages 5-9	515 (7.81 %)	3,148 (7.99 %)	5,684 (8.09 %)
Ages 10-14	485 (7.36 %)	2,982 (7.57 %)	5,303 (8.09 %)
Ages 15-19	468 (7.10 %)	2,923 (7.42 %)	5,144 (7.32 %)
Ages 20-24	460 (6.98 %)	2,731 (6.93 %)	4,832 (6.88 %)
Ages 25-29	457 (6.93 %)	2,592 (6.58 %)	4,599 (6.55 %)
Ages 30-34	470 (7.13 %)	2,473 (6.28 %)	4,422 (6.29 %)
Ages 35-39	469 (7.11 %)	2,454 (6.23 %)	4,410 (6.28 %)
Ages 40-44	443 (6.72 %)	2,438 (6.19 %)	4,432 (6.31 %)
Ages 45-49	442 (6.70 %)	2,611 (6.63 %)	4,618 (6.57 %)
Ages 50-54	411 (6.23 %)	2,535 (6.44 %)	4,430 (6.30 %)
Ages 55-59	373 (5.66 %)	2,361 (5.99 %)	4,143 (5.90 %)
Ages 60-64	314 (4.76 %)	2,033 (5.16 %)	3,602 (5.13 %)
Ages 65-69	255 (3.87 %)	1,626 (4.13 %)	2,932 (4.17 %)
Ages 70-74	187 (2.84 %)	1,239 (3.15 %)	2,302 (3.28 %)
Ages 75-79	144 (2.18 %)	947 (2.40 %)	1,716 (2.44 %)
Ages 80-84	102 (1.55 %)	660 (1.68 %)	1,186 (1.69 %)
Ages 85+	183 (2.78 %)	1,344 (3.41 %)	2,313 (3.29 %)

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HOUSEHOLD INCOME

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Median Income	\$47,266	\$40,211	\$39,877
Less than \$10,000	321	1,924	3,553
\$10,000 - \$14,999	81	1,083	2,190
\$15,000 - \$19,999	205	963	1,820
\$20,000 - \$24,999	270	1,169	1,705
\$25,000 - \$29,999	200	1,160	1,806
\$30,000 - \$34,999	166	820	1,469
\$35,000 - \$39,999	237	870	1,448
\$40,000 - \$44,999	313	962	1,601
\$45,000 - \$49,999	244	728	1,511
\$50,000 - \$59,999	292	1,442	2,664
\$60,000 - \$74,999	215	1,628	2,738
\$75,000 - \$99,999	229	1,388	2,302
\$100,000 - \$124,999	65	840	1,659
\$125,000 - \$149,999	14	359	575
\$150,000 - \$199,999	46	357	707
Greater than \$200,000	10	277	436

HOUSING

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Housing Units	2,655	16,446	29,072
Occupied Units	2,402	14,653	26,178
Owner Occupied Units	841	7,534	13,956
Renter Occupied Units	1,561	7,119	12,222
Vacant Units	253	1,793	2,894

RACE DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population Non Hispanic White	3,120	23,185	41,369
Population Black	2,816	13,944	25,363
Population Am In/Ak Nat	7	26	69