



**550 & 424-444 NORTH MAIN** | 550 N MAIN ST, DUNCANVILLE, TX 75116

### Features

This property offers great visibility and access on Main Street in Duncanville. Situated on Main Street, 550 N Main Street offers excellent visibility and easy access for both employees and customers. This is an excellent opportunity for retailers and office users alike.

- Main Street is a vibrant hub of activity with a variety of shops, restaurants and cafes. This lively and engaging atmosphere attracts professionals and shoppers alike.
- Ample parking available nearby

### FOR LEASE

**TOTAL SF:** 29,372  
**AVAILABLE SF:** 4,712  
**MIN CONTIGUOUS SF:** 310  
**MAX CONTIGUOUS SF:** 1,960  
**CONTACT FOR MORE INFORMATION**

### Traffic Counts

N Main St	11,378 VPD
E Camp Wisdom Rd	14,714 VPD

### Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		14,712	86,358	208,246
Daytime Population		14,536	95,206	196,627
Median Age		35.4	35.0	36.0
Average Household Income		\$70,723	\$79,393	\$84,731

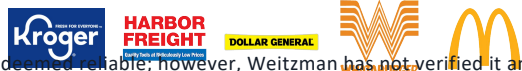
**Maxwell Johnston**

Associate

214.954.0600

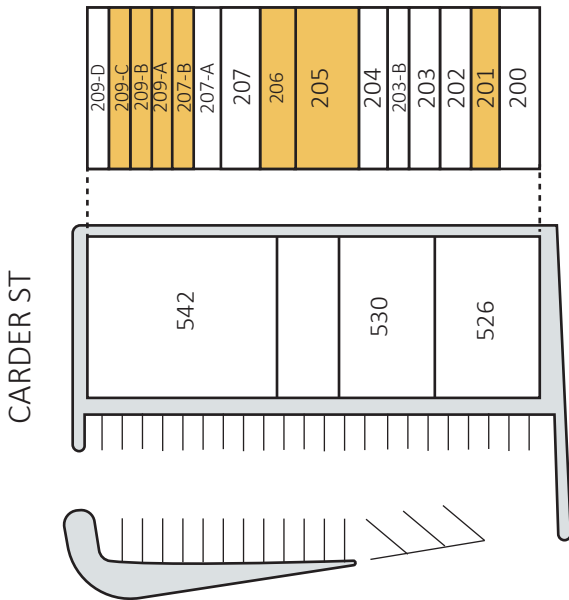
[mjohnston@weitzmangroup.com](mailto:mjohnston@weitzmangroup.com)

### Area Retailers & Businesses

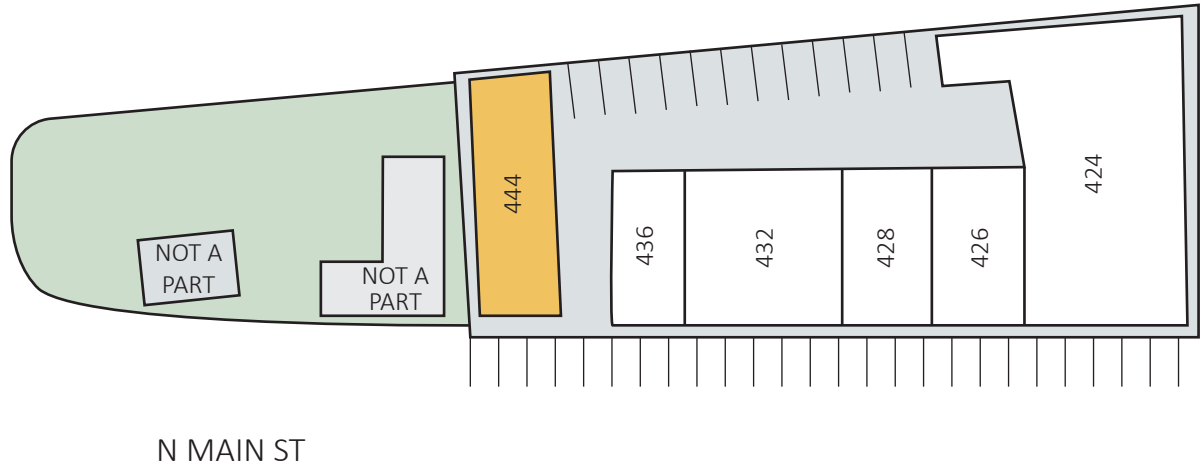


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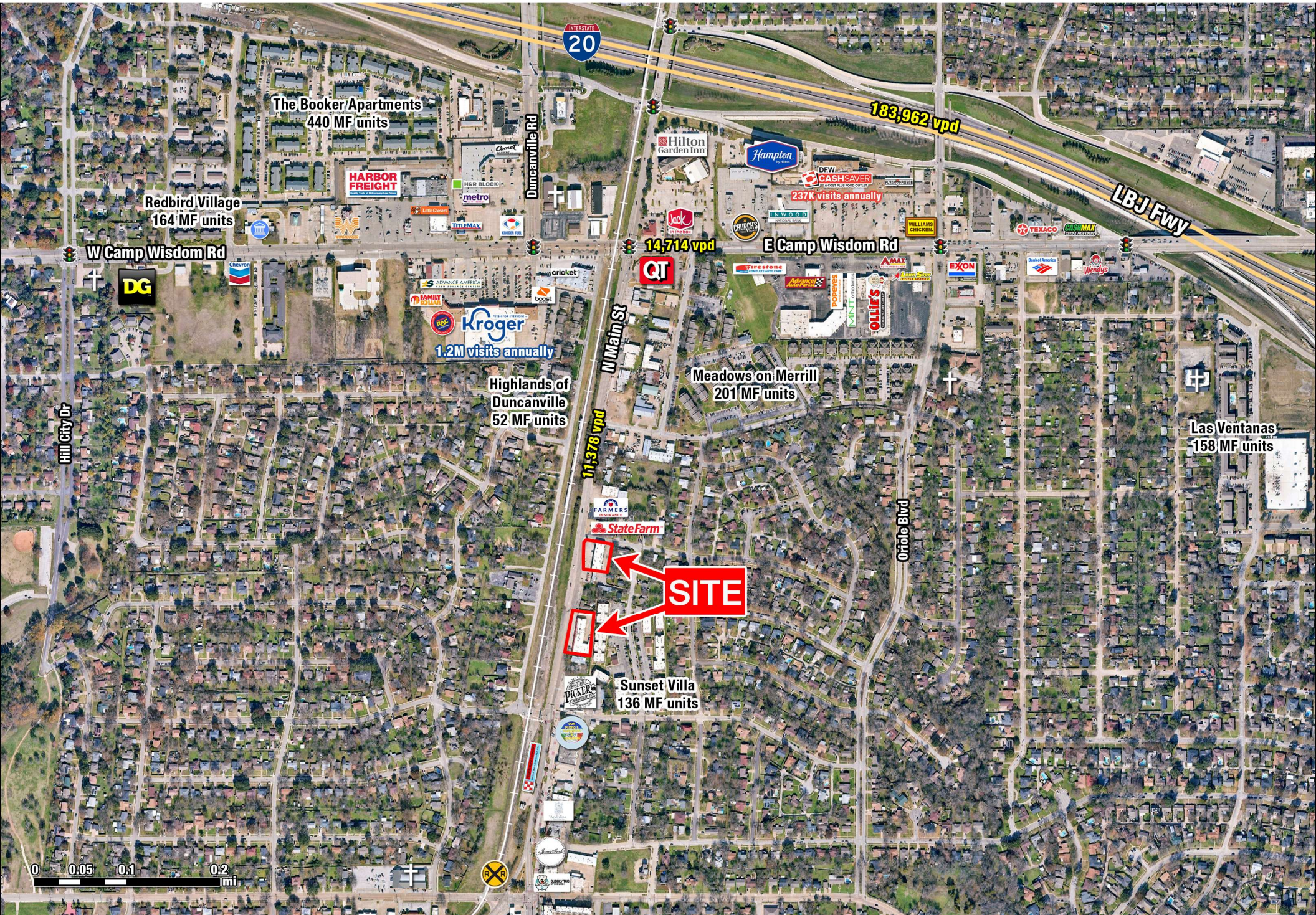
Available Space	
201	450 sf
205	1,100 sf
206	310 sf
207-A	190 sf
207-B	175 sf
209-A	190 sf
209-B	175 sf
209-C	162 sf
444	1,960 sf



### Current Tenants

526	MFS Income Tax LLC	1,200 sf	204	Sonny Rios	440 sf	426	JVS Tax Services LLC	1,000 sf
530	Eunice Professional Hair Braiding	1,000 sf	205-B	Pretty Lashes	395 sf	428	2020 Barber Salon & Barber	1,000 sf
542	Hidden Treasures	3,738 sf	207	Clear Edge Title	440 sf	432	Fit Warrior	4,000 sf
200	The Maids	605 sf	207-C	HKB Hospice LLC	300 sf	436	Sharon's Loving Home Health	1,000 sf
202	Jerry Frazier, CPA	550 sf	208	Professional Massage Therapy	220 sf			
203	Domenica N. Avendano	750 sf	209-D	A Journey Renewed	111 sf			
203-B	Nitty Gritty Notary	366 sf	424	Draperies by Bonilla	6,800 sf			





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